HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Vancouver and Abbotsford CMAs

Date Released: February 2016

Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the *Housing Now* report has become the *Housing Now Tables* and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the *Housing Market Insight*. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The *Housing Market Insight* will be released shortly.

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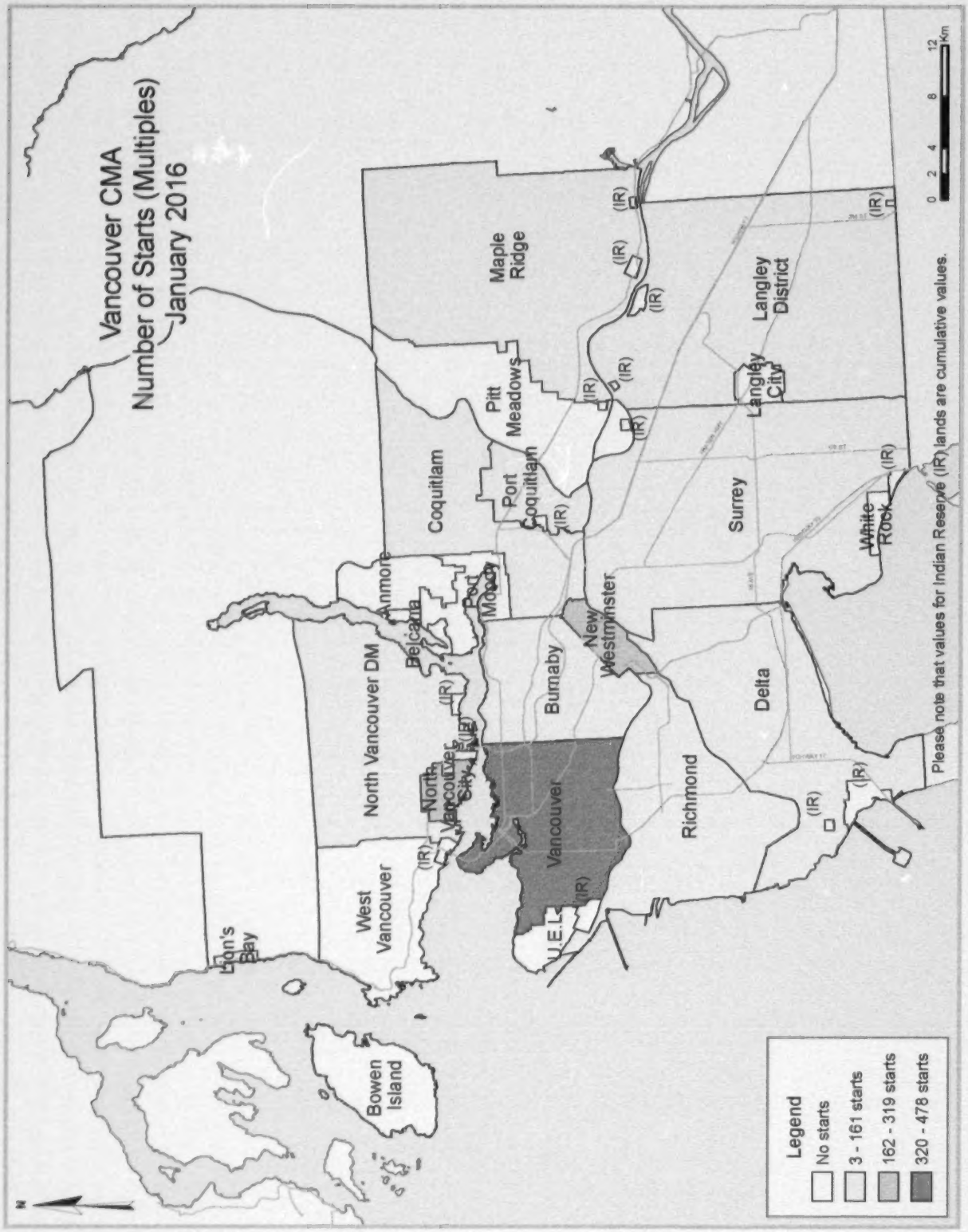
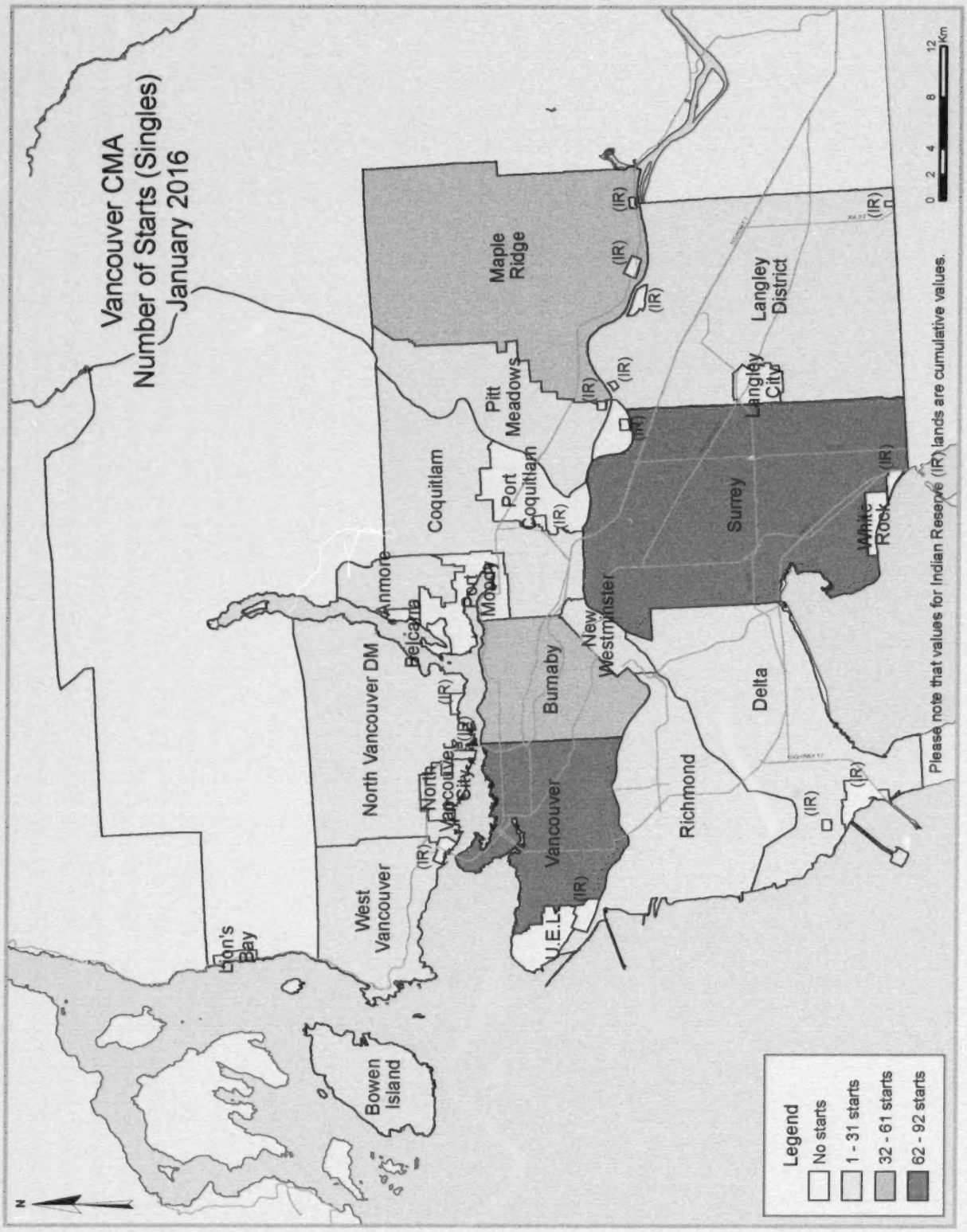
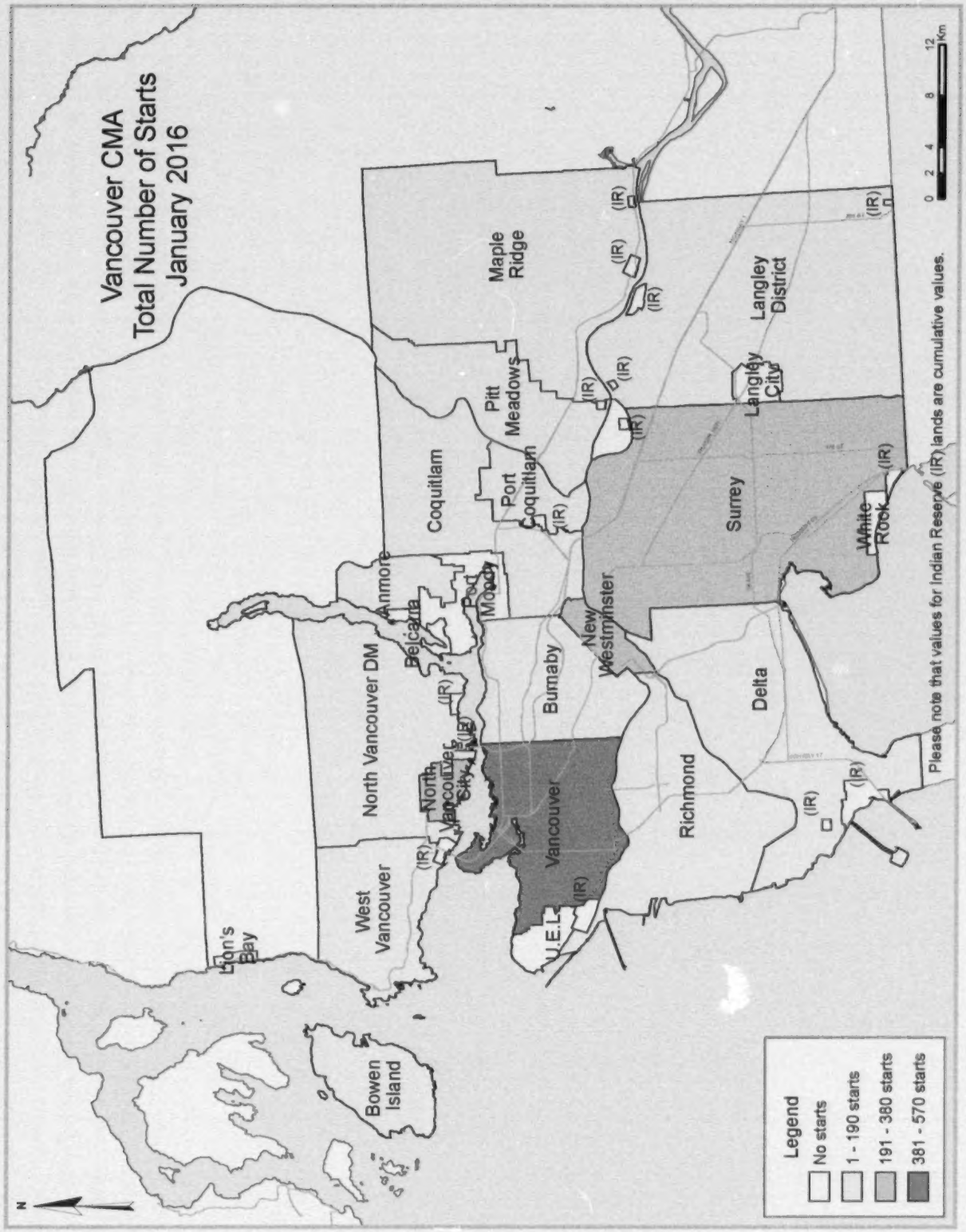
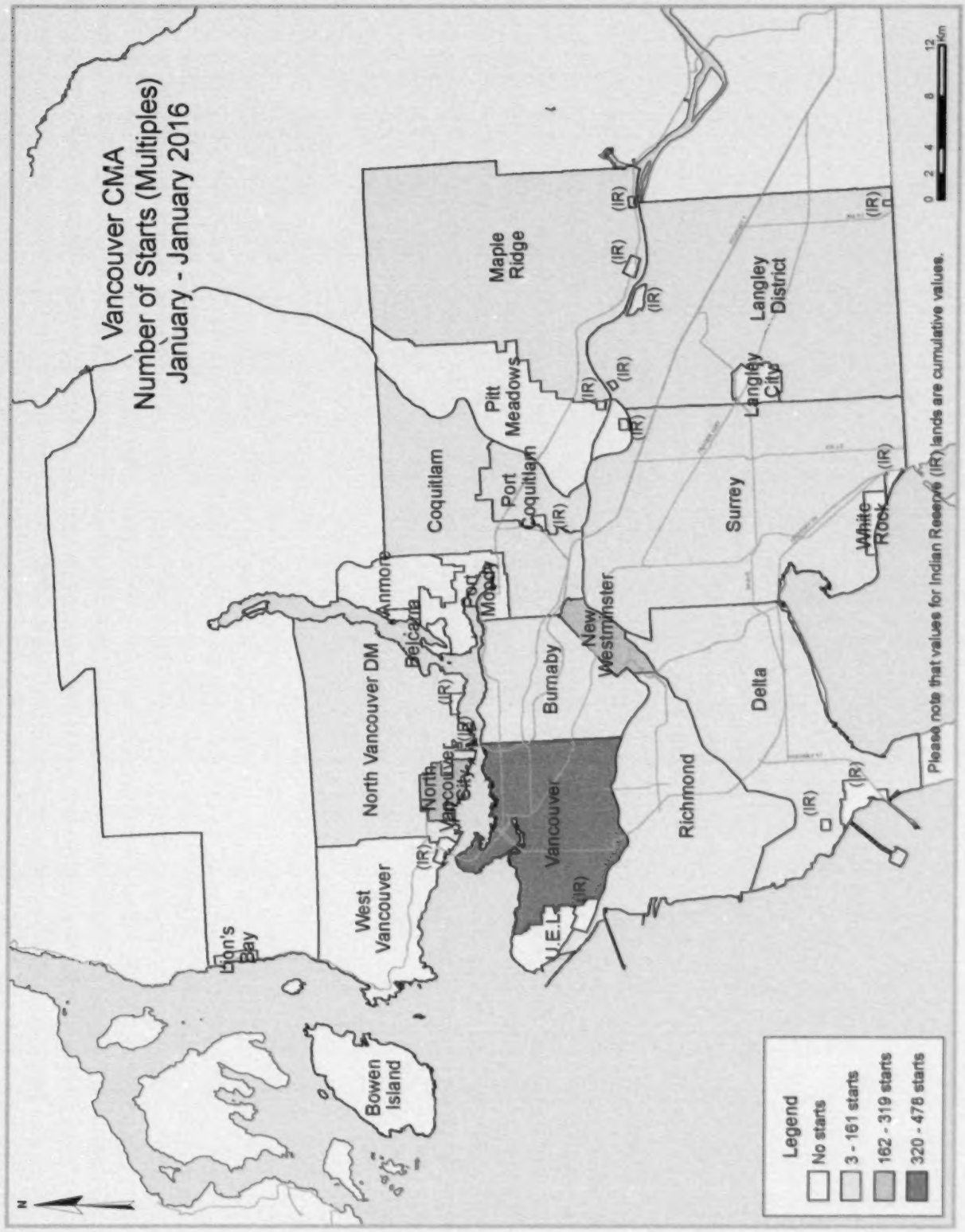
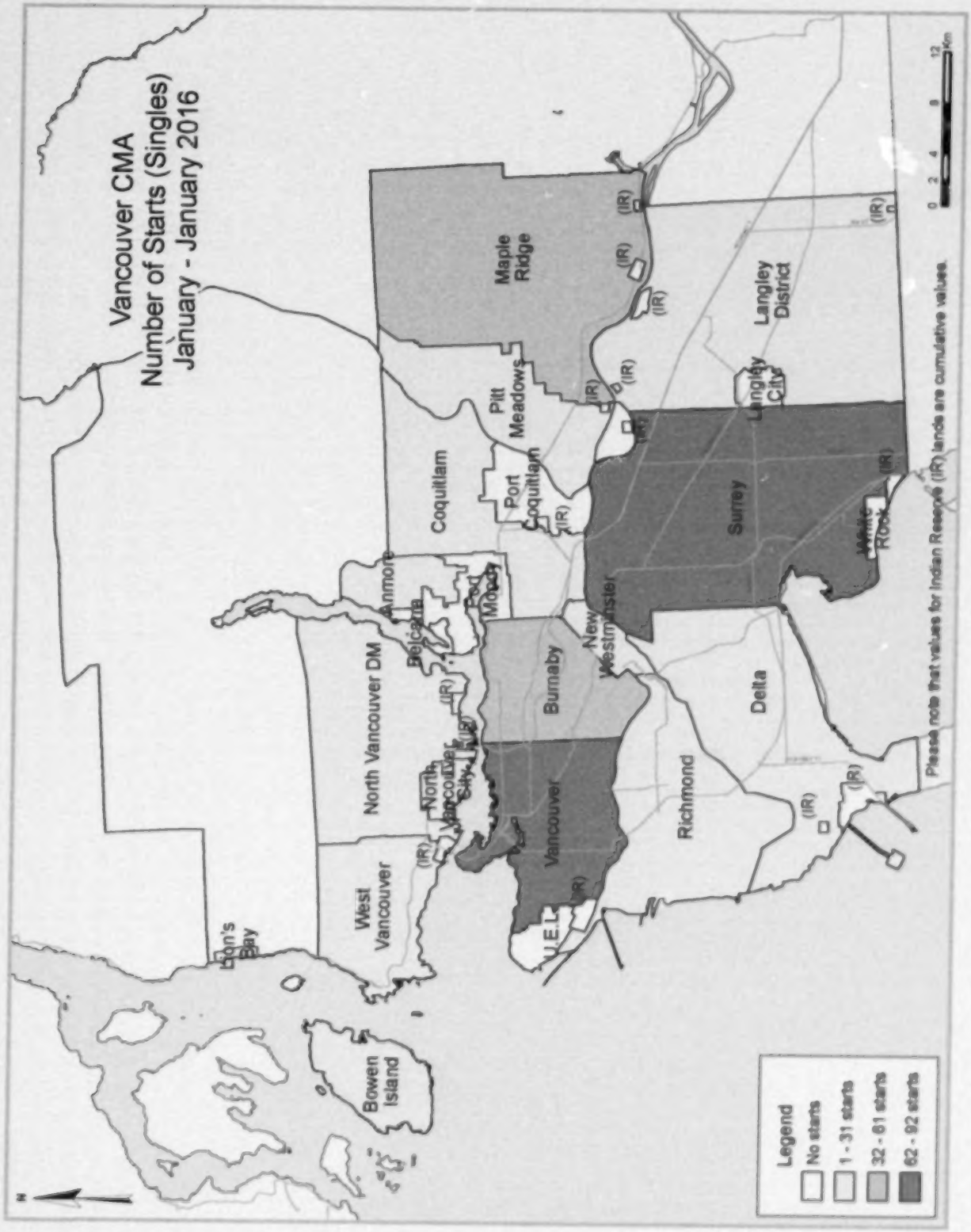
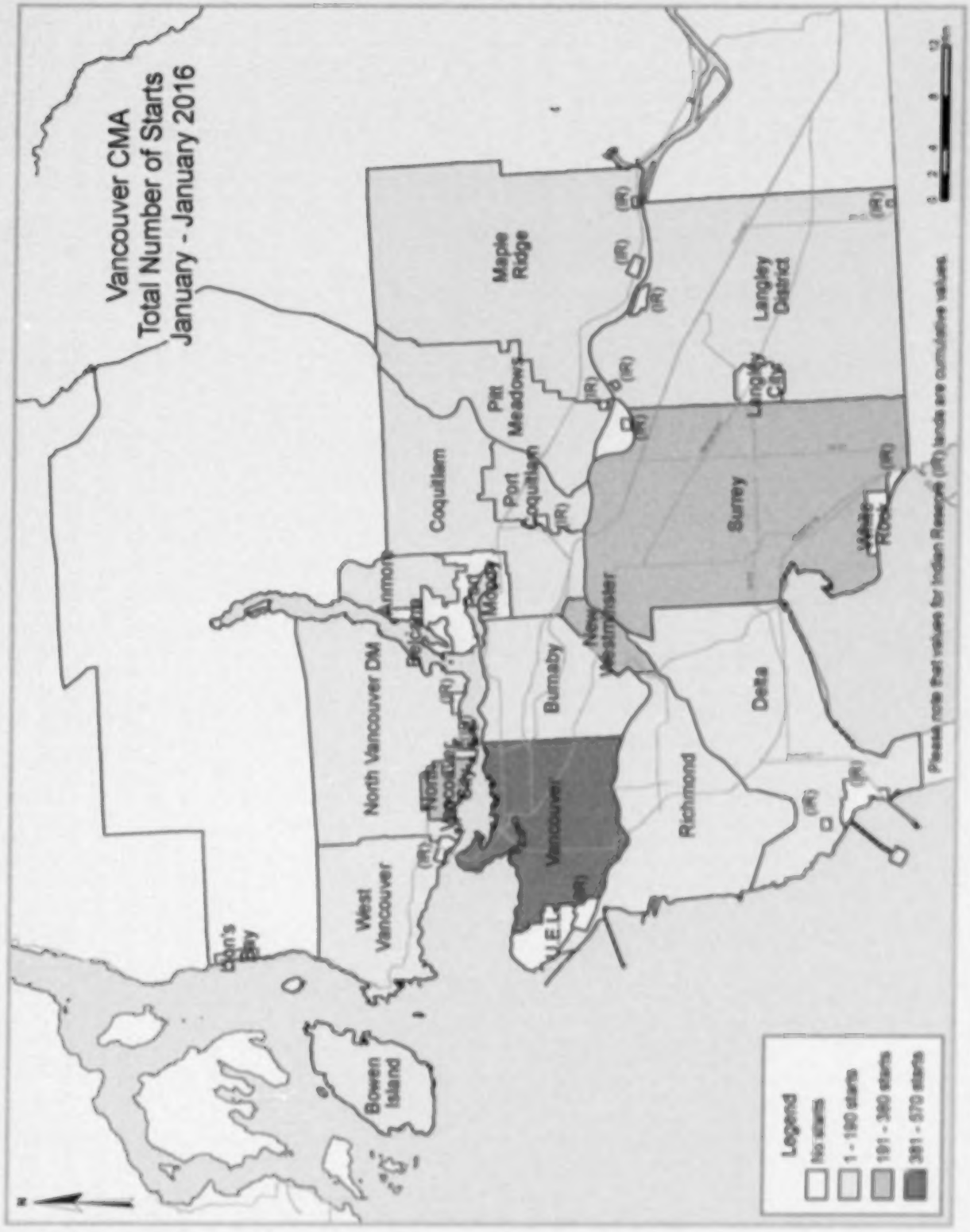

Vancouver CMA
Number of Starts (Multiples)
January 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
Burnaby
New Westminster
North Vancouver DM
North Vancouver City
Vancouver
Delta
Richmond
West Vancouver
Lion's Bay
Bowen Island
U.E.L.
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
3 - 161 starts
162 - 319 starts
320 - 478 starts
0 2 4 8 12 Km
N

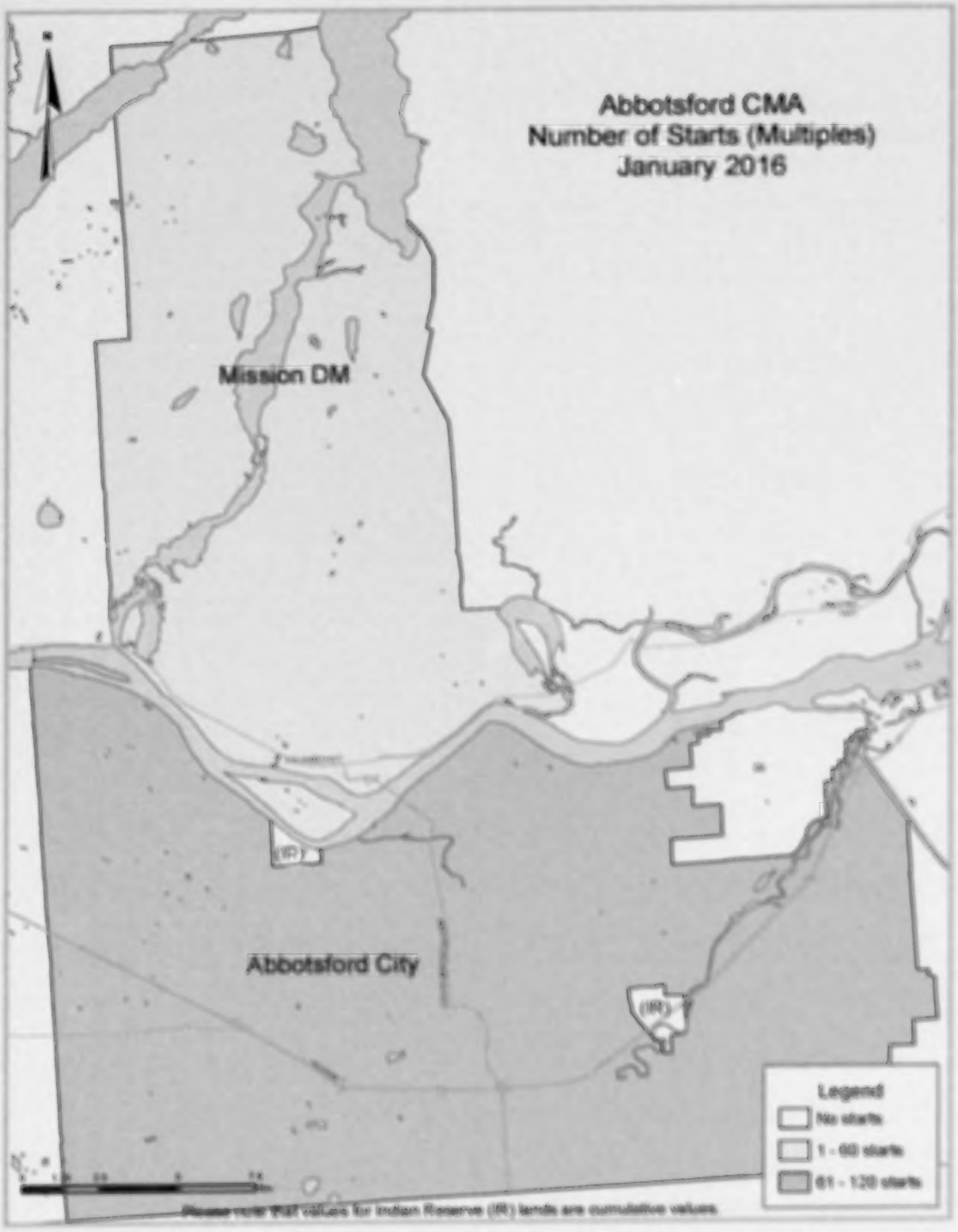

Vancouver CMA
Number of Starts (Singles)
January 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 31 starts
32 - 61 starts
62 - 92 starts

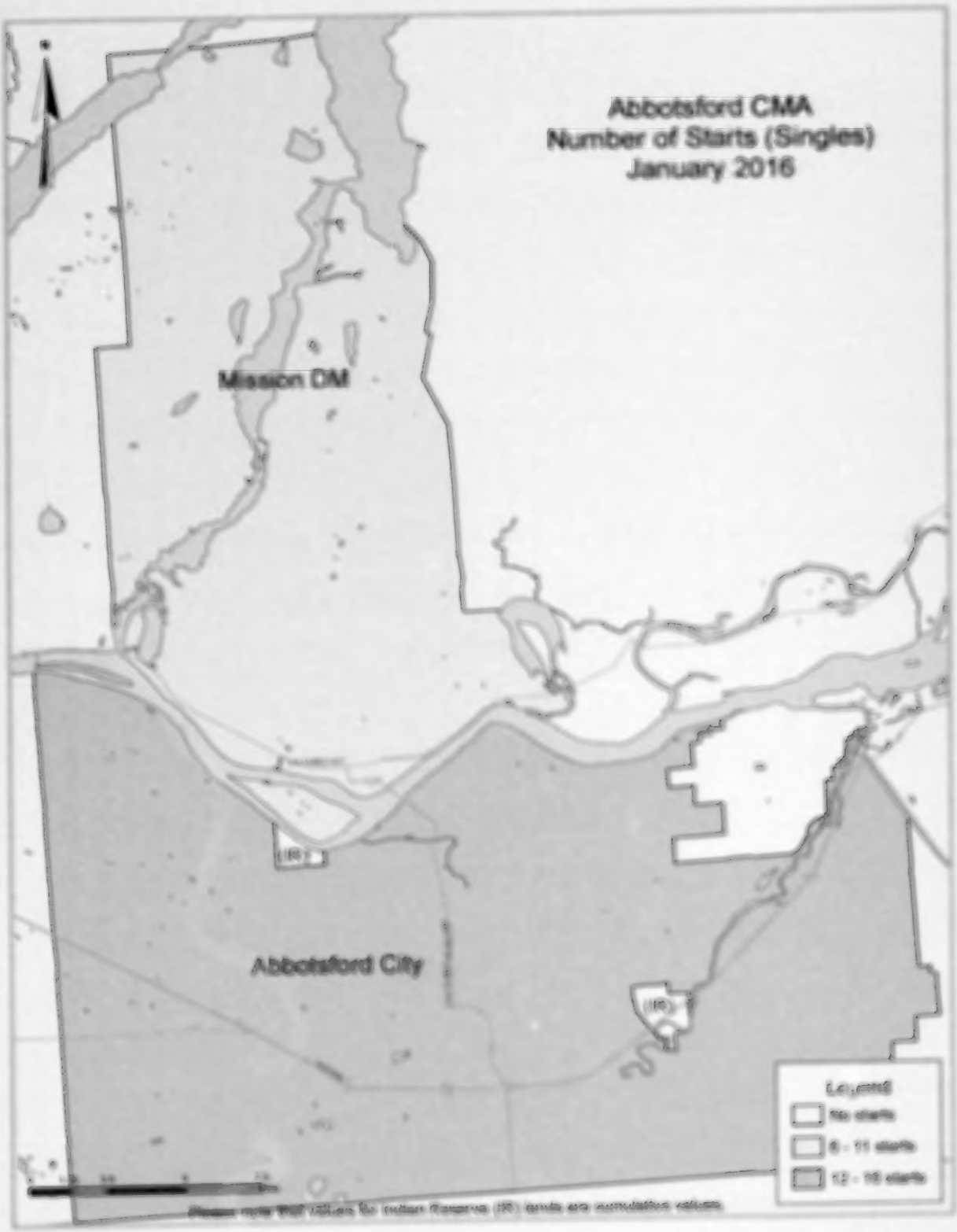

Vancouver CMA
Total Number of Starts
January 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 190 starts
191 - 380 starts
381 - 570 starts

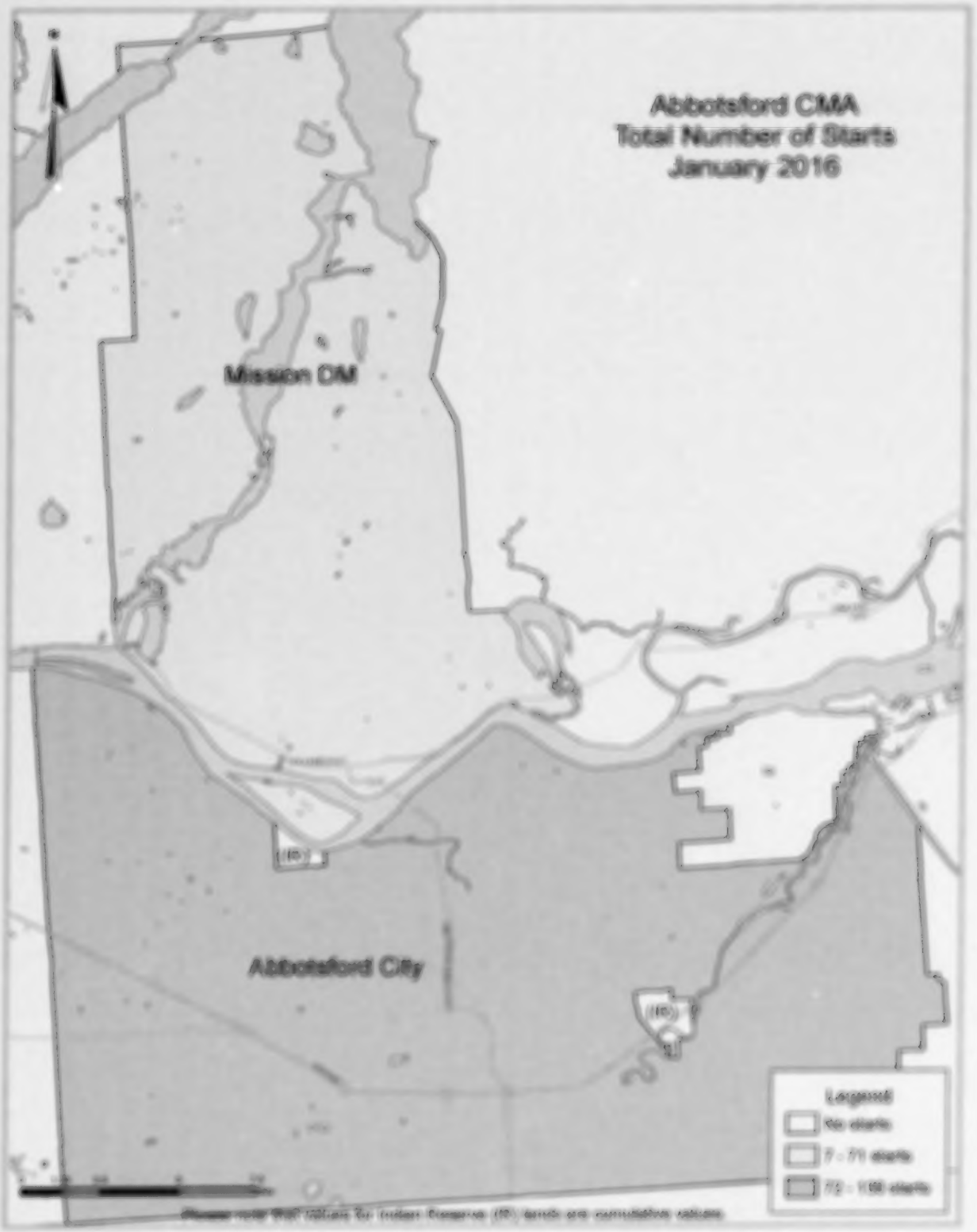

Vancouver CMA
Number of Starts (Multiples)
January - January 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Bumaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Legend
No starts
3 - 161 starts
162 - 319 starts
320 - 478 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N

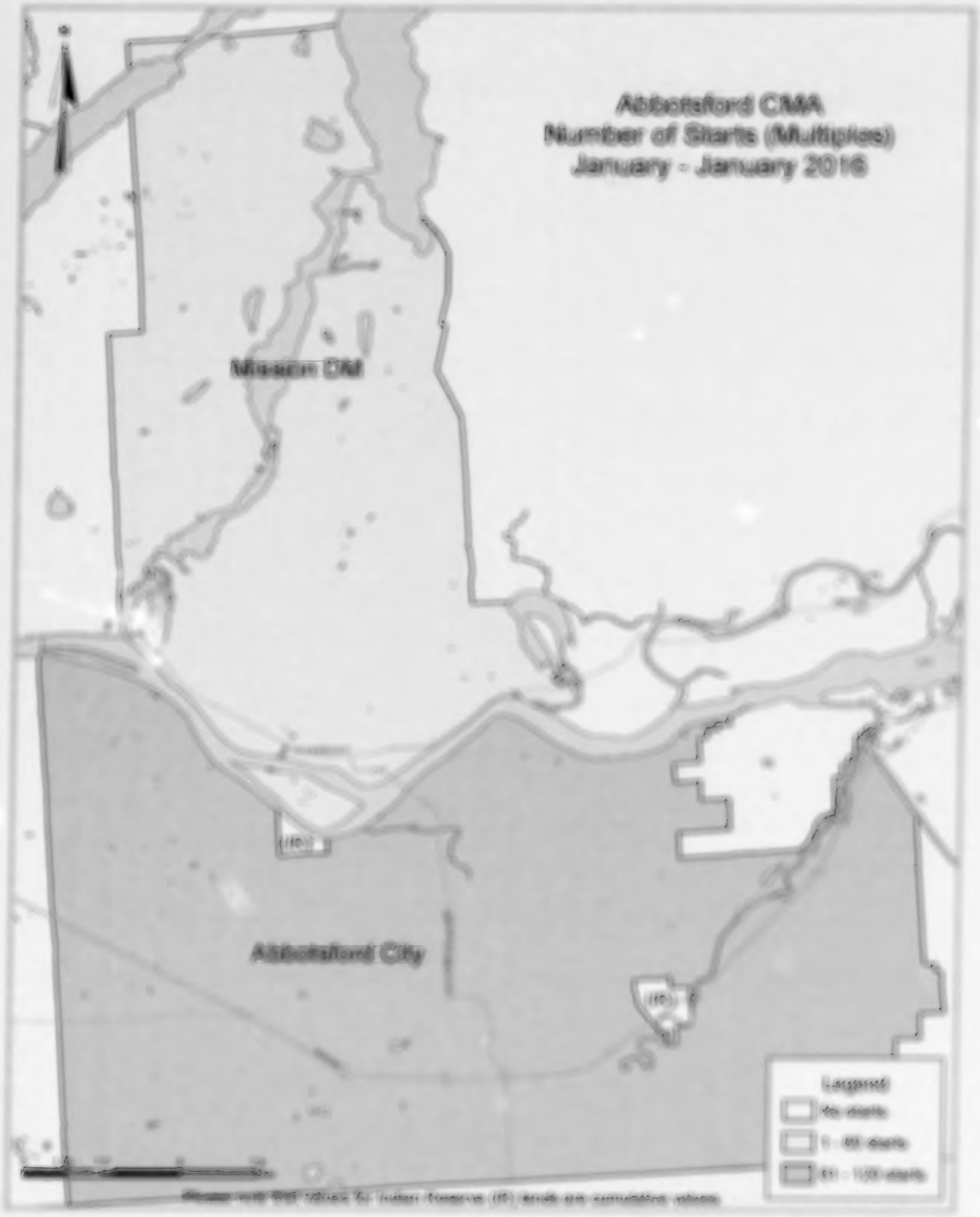

Vancouver CMA
Number of Starts (Singles)
January - January 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 31 starts
32 - 61 starts
62 - 92 starts


Vancouver CMA
Total Number of Starts
January - January 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
North Vancouver DM
Belcarra
Anmore
Port Moody
Burnaby
New Westminster
Delta
North Vancouver
West Vancouver
Vancouver
Richmond
U.E.L.
Bowen Island
Bowyer Island
Passage Island
Gambier Island
Keats Island
Gower Point
Roberts Creek
Sechelt
Halfmoon Bay
Pender Harbour
Egmont
Jervis Inlet
Secret Cove
Earls Cove
Saltery Bay
Powell River
Lund
Desolation Sound
Toba Inlet
Toba Inlet
Homfray Channel
Thulin Passage
Sarah Point
Cape Cockburn
Cape Mudge
Quadra Island
Campbell River
Discovery Passage
Seymour Narrows
Hardy Bay
Port Hardy
Port McNeill
Alert Bay
Sointula
Malcolm Island
Broughton Strait
Johnstone Strait
Blunden Harbour
Port Neville
Kelsey Bay
Sayward
Gilford Island
Knight Inlet
Kingcome Inlet
Port Alice
Quatsino Sound
Winter Harbour
Kyuquot
Nootka Island
Esperanza Inlet
Tahsis
Zeballos
Gold River
Muchalat Inlet
Nootka Sound
Hesquiat Harbour
Hesquiat Peninsula
Flores Island
Ucluelet
Barkley Sound
Bamfield
Port Alberni
Alberni Inlet
Sproat Lake
Great Central Lake
Cameron Lake
Kennedy Lake
Tofino
Clayoquot Sound
Meares Island
Hot Springs Cove
Hesquiat Lake
Escalante Point
Estevan Point
Nootka Island
Kyuquot Sound
Brooks Peninsula
Checleset Bay
Cape Scott
Scott Islands
Goose Group
Triangle Island
Storm Islands
Pine Island
Egg Island
Namu
Ocean Falls
Cousins Inlet
Fitz Hugh Sound
Calvert Island
Hakai Passage
Rivers Inlet
Smith Inlet
Owikeno Lake
Dean Channel
Kwatna Inlet
Kwatna Bay
Labouchere Channel
Mathieson Channel
Burke Channel
Bella Coola
Dean River
Bella Coola River
Kimsquit
Kimsquit River
Dean River
Tweedsmuir Park
Atnarko
Nazko
Quesnel
Quesnel Lake
Cariboo Lake
Bowron Lake
Bowron Lake Park
Barkerville
Wells
Williams Lake
Williams Lake River
Chilcotin River
Chilko Lake
Chilko River
Taseko Lake
Taseko River
Tatlayoko Lake
Tatlayoko Lake Park
Bluff Mountain
Mount Waddington
Mount Monarch
Mount Tatlow
Mount Queen Bess
Mount Silverthrone
Mount Stephen
Mount Alexander
Mount Sir Alexander
Mount Sir Wilfrid Laurier
Mount Robson
Mount Robson Park
Mount Terry Fox
Mount Fitzwilliam
Mount Clemenceau
Mount Sir Sandford
Mount Cheadle
Mount Brown
Mount Columbia
Mount Forbes

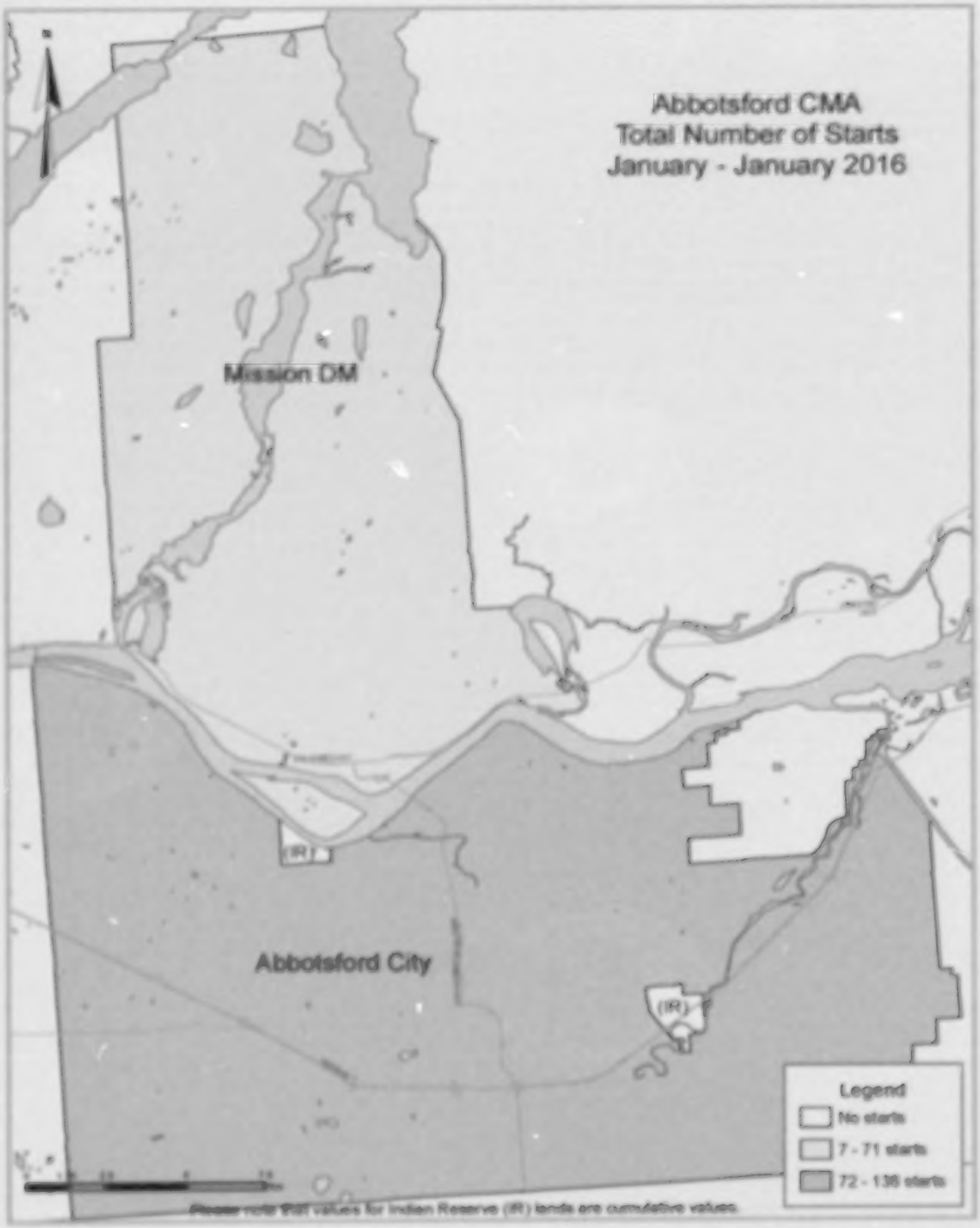

Abbotsford CMA
Number of Starts (Multiples)
January 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
1 - 60 starts
61 - 120 starts


Abbotsford CMA
Number of Starts (Singles)
January 2016
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
6 - 11 starts
12 - 16 starts


Abbotsford CMA
Total Number of Starts
January 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
7 - 71 starts
72 - 139 starts


Abbotsford CMA
Number of Starts (Multiples)
January - January 2016
Mission CM
Abbotsford City
Legend

Abbotsford CMA
Number of Starts (Singles)
January - January 2016
Mission DM
Abbotsford City


Abbotsford CMA
Total Number of Starts
January - January 2016
Mission DM
(R)
Abbotsford City
(R)
Legend
No starts
7 - 71 starts
72 - 136 starts
Please note that values for Indian Reserve (R) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2016		
Vancouver CMA[1]	December 2015	January 2016
Trend[2]	21,659	20,790
SAAR	25,199	22,102
	January 2015	January 2016
Actual		
January - Single-Detached	303	367
January - Multiples	1,009	1,394
January - Total	1,312	1,761
January to January - Single-Detached	303	367
January to January - Multiples	1,009	1,394
January to January - Total	1,312	1,761

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2016	329	22	4	1	249	522	39	595	1,761
January 2015	256	20	8	2	187	705	45	89	1,312
% Change	28.5	10.0	-50.0	-50.0	33.2	-26.0	-13.3	**	34.2
Year-to-date 2016	329	22	4	1	249	522	39	595	1,761
Year-to-date 2015	256	20	8	2	187	705	45	89	1,312
% Change	28.5	10.0	-50.0	-50.0	33.2	-26.0	-13.3	**	34.2
UNDER CONSTRUCTION									
January 2016	3,862	256	111	46	2,490	16,307	396	3,972	27,440
January 2015	3,629	278	8	17	2,374	15,220	333	3,215	25,104
% Change	6.4	-7.9	**	170.6	4.9	7.1	18.9	23.5	9.3
COMPLETIONS									
January 2016	340	26	0	3	162	1,531	38	352	2,452
January 2015	233	26	0	2	136	368	36	107	908
% Change	45.9	0.0	n/a	50.0	19.1	**	5.6	**	170.0
Year-to-date 2016	340	26	0	3	162	1,531	38	352	2,452
Year-to-date 2015	233	26	0	2	136	368	36	107	908
% Change	45.9	0.0	n/a	50.0	19.1	**	5.6	**	170.0
COMPLETED & NOT ABSORBED									
January 2016	654	75	0	6	205	806	n/a	n/a	1,746
January 2015	981	102	0	11	591	1,525	n/a	n/a	3,210
% Change	-33.3	-26.5	n/a	-45.5	-65.3	-47.1	n/a	n/a	-45.6
ABSORBED									
January 2016	396	24	0	6	193	1 474	n/a	n/a	2,093
January 2015	267	27	0	4	124	361	n/a	n/a	783
% Change	48.3	-11.1	n/a	50.0	55.6	**	n/a	n/a	167.3
Year-to-date 2016	396	24	0	6	193	1,474	n/a	n/a	2,093
Year-to-date 2015	267	27	0	4	124	361	n/a	n/a	783
% Change	48.3	-11.1	n/a	50.0	55.6	**	n/a	n/a	167.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
January 2016	42	12	0	0	0	0	0	29	83
January 2015	15	0	0	0	0	0	0	10	25
Delta									
January 2016	4	0	0	1	0	0	0	3	8
January 2015	12	0	0	0	0	0	0	4	16
Langley									
January 2016	23	0	4	0	58	0	1	7	93
January 2015	19	0	5	0	18	74	2	10	128
Maple Ridge / Pitt Meadows									
January 2016	38	0	0	0	57	0	0	1	96
January 2015	30	0	0	0	22	0	1	0	53
New Westminster									
January 2016	4	0	0	0	0	0	0	189	193
January 2015	2	0	0	0	0	0	0	0	2
North Vancouver									
January 2016	16	0	0	0	0	300	1	13	330
January 2015	9	2	0	0	32	113	0	0	156
Richmond									
January 2016	30	0	0	0	0	0	0	7	37
January 2015	17	0	0	0	19	342	0	5	383
Surrey									
January 2016	75	0	0	0	103	0	0	30	208
January 2015	61	2	0	0	48	0	2	33	146
Tri-Cities									
January 2016	23	2	0	0	10	70	0	21	126
January 2015	17	0	3	0	48	0	1	4	73
University Endowment Lands									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	1	0	0	0	0	77	0	0	78
Vancouver City									
January 2016	57	8	0	0	21	152	37	295	570
January 2015	55	16	0	2	0	99	39	23	234
West Vancouver									
January 2016	15	0	0	0	0	0	0	0	15
January 2015	16	0	0	0	0	0	0	0	16
White Rock									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	2	0	0	0	0	0	0	0	2
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
January 2016	329	22	4	1	249	522	39	595	1,761
January 2015	256	20	8	2	187	705	45	89	1,312

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
January 2016	350	80	0	0	88	2,101	0	245	2,864
January 2015	342	92	0	0	180	2,835	0	173	3,622
Delta									
January 2016	106	4	0	8	24	465	2	139	748
January 2015	128	2	0	0	112	58	2	131	433
Langley									
January 2016	178	4	24	12	297	501	2	203	1,221
January 2015	200	0	5	5	288	329	2	94	923
Maple Ridge / Pitt Meadows									
January 2016	195	10	0	0	223	87	1	11	527
January 2015	187	8	0	0	235	261	2	0	693
New Westminster									
January 2016	65	6	0	0	37	926	0	505	1,539
January 2015	57	4	0	0	71	600	0	0	732
North Vancouver									
January 2016	182	8	0	0	118	1,000	8	396	1,712
January 2015	192	22	0	0	181	646	5	344	1,390
Richmond									
January 2016	457	4	23	14	239	2,509	5	369	3,620
January 2015	341	12	0	2	177	2,837	5	373	3,747
Surrey									
January 2016	814	8	3	1	1,005	2,024	3	490	4,348
January 2015	687	4	0	3	779	951	30	315	2,769
Tri-Cities									
January 2016	226	4	0	0	309	1,439	4	123	2,105
January 2015	254	6	3	5	260	1,300	7	140	1,975
University Endowment Lands									
January 2016	16	0	0	0	11	372	0	0	399
January 2015	17	0	0	0	0	182	0	94	293
Vancouver City									
January 2016	932	128	57	9	116	4,800	369	1,446	7,857
January 2015	839	126	0	2	67	5,016	277	1,488	7,815
West Vancouver									
January 2016	226	0	0	2	23	20	1	0	272
January 2015	242	2	0	0	24	105	0	0	373
White Rock									
January 2016	68	0	4	0	0	63	0	43	178
January 2015	84	0	0	0	0	100	1	61	246
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	11	0	0	0	0	0	2	0	13
Vancouver CMA									
January 2016	3,862	256	111	46	2,490	16,307	396	3,972	27,440
January 2015	3,629	278	8	17	2,374	15,220	333	3,215	25,104

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
January 2016	32	16	0	0	0	0	0	21	69
January 2015	13	4	0	0	0	0	0	2	19
Delta									
January 2016	10	0	0	0	8	0	0	8	26
January 2015	13	0	0	0	0	0	0	8	21
Langley									
January 2016	10	2	0	3	34	100	0	3	152
January 2015	11	0	0	0	3	65	0	5	84
Maple Ridge / Pitt Meadows									
January 2016	55	0	0	0	20	0	0	0	75
January 2015	11	0	0	0	30	86	1	0	128
New Westminster									
January 2016	1	0	0	0	0	0	0	0	1
January 2015	7	0	0	0	8	0	0	0	15
North Vancouver									
January 2016	16	0	0	0	0	0	0	4	20
January 2015	10	0	0	0	0	30	0	5	45
Richmond									
January 2016	52	0	0	0	14	513	0	2	581
January 2015	16	0	0	0	0	84	0	8	108
Surrey									
January 2016	86	0	0	0	67	56	0	46	255
January 2015	61	2	0	2	80	103	2	26	276
Tri-Cities									
January 2016	7	2	0	0	0	0	0	5	14
January 2015	7	0	0	0	15	0	0	6	28
University Endowment Lands									
January 2016	2	0	0	0	0	77	0	0	79
January 2015	0	0	0	0	0	0	0	0	0
Vancouver City									
January 2016	56	4	0	0	19	785	38	260	1,162
January 2015	72	20	0	0	0	0	33	45	170
West Vancouver									
January 2016	10	0	0	0	0	0	0	0	10
January 2015	6	0	0	0	0	0	0	0	6
White Rock									
January 2016	3	2	0	0	0	0	0	3	8
January 2015	3	0	0	0	0	0	0	2	5
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
January 2016	340	26	0	3	162	1,531	38	352	2,452
January 2015	233	26	0	2	136	368	36	107	908

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
January 2016	60	28	0	0	0	47	n/a	n/a	135
January 2015	73	24	0	0	17	37	n/a	n/a	151
Delta									
January 2016	9	0	0	0	11	0	n/a	n/a	20
January 2015	23	2	0	0	5	25	n/a	n/a	55
Langley									
January 2016	14	0	0	3	18	41	n/a	n/a	76
January 2015	43	0	0	4	82	137	n/a	n/a	266
Maple Ridge / Pitt Meadows									
January 2016	22	2	0	0	21	172	n/a	n/a	217
January 2015	80	2	0	0	22	116	n/a	n/a	220
New Westminster									
January 2016	5	0	0	0	0	0	n/a	n/a	5
January 2015	14	0	0	0	28	58	n/a	n/a	100
North Vancouver									
January 2016	19	1	0	0	18	95	n/a	n/a	133
January 2015	40	4	0	0	18	217	n/a	n/a	279
Richmond									
January 2016	108	3	0	0	21	97	n/a	n/a	229
January 2015	160	1	0	3	69	154	n/a	n/a	387
Surrey									
January 2016	70	0	0	2	91	138	n/a	n/a	301
January 2015	158	4	0	2	291	284	n/a	n/a	739
Tri-Cities									
January 2016	44	4	0	0	8	61	n/a	n/a	117
January 2015	74	1	0	0	13	145	n/a	n/a	233
University Endowment Lands									
January 2016	1	0	0	0	0	14	n/a	n/a	15
January 2015	0	0	0	0	1	13	n/a	n/a	14
Vancouver City									
January 2016	253	34	0	1	13	138	n/a	n/a	439
January 2015	278	63	0	2	30	314	n/a	n/a	687
West Vancouver									
January 2016	24	0	0	0	4	0	n/a	n/a	28
January 2015	23	0	0	0	0	2	n/a	n/a	25
White Rock									
January 2016	18	3	0	0	0	3	n/a	n/a	24
January 2015	9	1	0	0	15	23	n/a	n/a	48
First Nations									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
January 2016	654	75	0	6	205	806	n/a	n/a	1,746
January 2015	981	102	0	11	591	1,525	n/a	n/a	3,210

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
January 2016	28	12	0	0	0	2	n/a	n/a	42
January 2015	17	1	0	0	1	1	n/a	n/a	20
Delta									
January 2016	10	0	0	0	0	0	n/a	n/a	10
January 2015	11	0	0	0	6	0	n/a	n/a	17
Langley									
January 2016	13	2	0	2	41	107	n/a	n/a	165
January 2015	17	0	0	2	16	40	n/a	n/a	75
Maple Ridge / Pitt Meadows									
January 2016	69	0	0	0	23	2	n/a	n/a	94
January 2015	13	0	0	0	12	94	n/a	n/a	119
New Westminster									
January 2016	3	0	0	0	3	0	n/a	n/a	6
January 2015	6	0	0	0	1	9	n/a	n/a	16
North Vancouver									
January 2016	22	0	0	0	1	3	n/a	n/a	26
January 2015	16	0	0	0	2	21	n/a	n/a	39
Richmond									
January 2016	55	0	0	1	27	513	n/a	n/a	596
January 2015	11	0	0	0	0	42	n/a	n/a	53
Surrey									
January 2016	91	0	0	3	78	61	n/a	n/a	233
January 2015	83	2	0	2	77	87	n/a	n/a	251
Tri-Cities									
January 2016	16	0	0	0	1	16	n/a	n/a	33
January 2015	10	2	0	0	7	22	n/a	n/a	41
University Endowment Lands									
January 2016	2	0	0	0	0	68	n/a	n/a	70
January 2015	0	0	0	0	0	7	n/a	n/a	7
Vancouver City									
January 2016	70	10	0	0	19	698	n/a	n/a	797
January 2015	72	22	0	0	1	30	n/a	n/a	125
West Vancouver									
January 2016	13	0	0	0	0	1	n/a	n/a	14
January 2015	7	0	0	0	0	0	n/a	n/a	7
White Rock									
January 2016	3	0	0	0	0	3	n/a	n/a	6
January 2015	1	0	0	0	1	8	n/a	n/a	10
First Nations									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
January 2016	396	24	0	6	193	1,474	n/a	n/a	2,093
January 2015	267	27	0	4	124	361	n/a	n/a	783

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2006 - 2015

	Ownership						Rental		Total[2]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	10	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,023
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	40.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt. + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt. + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	15	9	2	0	0	0	10	5	27	14	92.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	1	0	0	0	0	1	1	2	2	0.0
Burnaby - Central Park	3	2	2	0	0	0	2	1	7	3	133.3
Burnaby - Remainder	23	3	0	0	0	0	16	3	47	6	**
Burnaby Total	42	15	12	0	0	0	29	10	83	25	**
Coquitlam	23	17	2	0	0	12	91	4	116	54	**
Delta - Tsawwassen	1	7	0	0	0	0	0	0	1	7	-85.7
Delta - Ladner	2	2	0	0	0	0	1	1	3	3	0.0
Delta - North	2	3	0	0	0	0	2	3	4	6	-33.3
Delta	5	12	0	0	0	0	3	4	8	16	-50.0
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	24	21	2	0	60	23	7	84	93	128	-27.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	37	29	0	0	37	6	1	0	95	43	120.9
New Westminster	4	2	0	0	0	0	189	0	193	2	**
North Vancouver City	10	1	0	2	0	0	233	113	243	116	109.5
North Vancouver DM	7	0	0	0	0	32	80	0	87	40	117.5
Pitt Meadows	1	2	0	0	0	0	0	0	1	10	-90.0
Port Coquitlam	0	0	0	0	10	38	0	0	10	38	-73.7
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	30	17	0	0	0	11	7	347	37	383	-90.3
Surrey - South	32	10	0	0	80	32	0	6	120	56	114.3
Surrey - Cloverdale	3	4	0	2	0	16	1	1	4	23	-82.6
Surrey - North	25	32	0	0	23	0	12	19	60	51	17.6
Surrey - Guildford	2	1	0	0	0	0	1	1	3	2	50.0
Surrey - Whalley	13	8	0	0	0	0	8	6	21	14	50.0
Surrey Total	75	63	0	2	103	48	33	33	208	146	42.5
University Endowment Lands	0	1	0	0	0	0	0	77	0	78	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	306	99	306	99	**
Vancouver - Kitsilano	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0	2	0	n/a
Vancouver - Kerrisdale	6	3	0	0	0	0	1	0	7	3	133.3
Vancouver - Marpole	4	1	2	2	0	0	0	1	6	4	50.0
Vancouver - Eastside	52	57	4	8	9	0	81	19	146	84	73.8
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Strath/Grand	1	0	0	2	0	0	15	0	16	2	**
Vancouver - Westside	28	35	2	4	12	0	43	3	85	42	102.4
Vancouver Total	92	96	10	16	21	0	467	122	570	234	143.6
West Vancouver	15	16	0	0	0	0	0	0	15	16	-6.3
White Rock	0	2	0	0	0	0	0	0	0	2	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	367	305	28	36	251	179	1,117	794	1,761	1,312	34.2

Source: CMHC (Starts and Completions Survey)

Effective January 2012, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt. + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt. + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1 Starts by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	13	9	2	0	0	0	10	5	27	14	92.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	1	0	0	0	0	1	1	2	2	0.0
Burnaby - Central Park	3	2	2	0	0	0	2	1	7	3	133.3
Burnaby - Rensmeier	23	3	0	0	0	0	16	0	47	4	**
Burnaby Total	42	15	12	0	0	0	29	10	83	33	**
Coquitlam	33	17	3	0	0	13	81	4	116	34	**
Delta - Tsawwassen	1	7	0	0	0	0	0	0	1	7	-85.7
Delta - Ladner	2	2	0	0	0	0	1	1	3	3	0.0
Delta - North	2	3	0	0	0	0	2	3	4	6	-33.3
Delta	5	12	0	0	0	0	3	4	8	16	-50.0
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	24	31	2	0	60	33	7	84	93	128	-27.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	37	29	0	0	57	6	1	0	95	35	171.4
New Westminster	0	2	0	0	0	0	189	0	191	2	**
North Vancouver City	10	1	0	2	0	0	233	113	245	116	111.2
North Vancouver DM	7	6	0	0	0	32	86	0	97	46	110.9
Pitt Meadows	1	2	0	0	0	0	0	0	1	10	-90.0
Port Coquitlam	0	0	0	0	10	39	0	0	10	39	-74.4
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	33	17	0	0	0	11	7	347	37	383	-90.3
Surrey - South	32	18	0	0	80	32	8	6	120	56	114.3
Surrey - Cloverdale	3	4	0	2	0	14	1	1	4	23	-82.6
Surrey - North	25	32	0	0	23	0	12	19	60	51	17.6
Surrey - Guildford	2	1	0	0	0	0	1	1	3	2	50.0
Surrey - Whalley	13	6	0	0	0	0	8	6	21	14	50.0
Surrey Total	75	63	0	2	103	46	30	33	208	146	42.5
University Endowment Lands	0	1	0	0	0	0	0	77	0	78	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	356	99	356	99	**
Vancouver - Kitsilano	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0	2	0	n/a
Vancouver - Kerrisdale	6	3	0	0	0	0	1	0	7	3	133.3
Vancouver - Marpole	0	1	2	2	0	0	0	1	4	4	0.0
Vancouver - Eastside	53	27	4	0	0	0	81	14	148	84	73.8
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Strath/Grand	1	0	0	2	0	0	13	0	14	2	**
Vancouver - Westside	28	35	2	4	12	0	43	2	85	42	102.4
Vancouver Total	93	86	10	10	31	0	697	122	970	224	183.0
West Vancouver	15	16	0	0	0	0	0	0	15	16	-6.3
White Rock	0	2	0	0	0	0	0	0	0	2	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	**367**	**303**	**28**	**36**	**231**	**179**	**1,117**	**794**	**1,743**	**1,312**	**39.2**

Source: CMHC (Starts and Completions Survey)

Effective January 2012, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other" in 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	0	0	0	0
Coquitlam	0	0	0	0	0	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	0	0	0	0	0	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	0	0	0	0	0	0	0
Surrey - South	0	0	0	0	0	0	0	0
Surrey - Clover-Bills	0	0	0	0	0	0	0	0
Surrey - North	0	0	0	0	0	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	0	0	0	0	0	0	0	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - South	0	0	0	0	0	0	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Wiseside	0	0	0	0	0	0	0	0
Vancouver Total	0	0	0	0	0	0	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	0	0
Tsay Nations	0	0	0	0	0	0	0	0
Vancouver CMA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Effective January 2011, single-detached houses with an attached or accessory suite are recorded as a one unit "Ownership, Single" and the accessory suite as a one unit "Rental, Apt. & Other". As of 2012 and prior years, these structures were recorded as a two units, "Ownership, Freehold, Apt. & Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides improved consistency.

Table 1.3 Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford	x	x	x	x	x	x	x	x
Bellevue	x	x	x	x	x	x	x	x
Bowen Island	x	x	x	x	x	x	x	x
Burnaby - Mountain	x	x	x	x	x	x	x	x
Burnaby - North	x	x	x	x	x	x	[illegible]	x
Burnaby - Lougheed/Mill	x	x	x	x	x	x	x	x
Burnaby - South of Stan	x	x	x	x	x	x	[illegible]	[illegible]
Burnaby - Central Park	x	x	x	x	x	x	[illegible]	[illegible]
Burnaby - Renaissance	x	x	x	x	x	x	[illegible]	[illegible]
Burnaby Total	x	x	x	x	x	x	[illegible]	[illegible]
Coquitlam	x	[illegible]	x	x	[illegible]	x	[illegible]	[illegible]
Delta - Tsawwassen	x	x	x	x	x	x	x	x
Delta - Ladner	x	x	x	x	x	x	[illegible]	[illegible]
Delta - North	x	x	x	x	x	x	[illegible]	[illegible]
Delta	x	x	x	x	x	x	[illegible]	x
Langley City	x	x	x	x	x	x	x	x
Langley District	[illegible]	[illegible]	x	x	x	[illegible]	[illegible]	[illegible]
Lion's Bay	x	x	x	x	x	x	x	x
Maple Ridge	[illegible]	x	x	x	x	x	[illegible]	x
New Westminster	x	x	x	x	x	x	[illegible]	x
North Vancouver City	x	x	x	x	[illegible]	[illegible]	[illegible]	x
North Vancouver DM	x	[illegible]	x	x	[illegible]	x	[illegible]	x
Pitt Meadows	x	x	x	x	x	x	x	x
Port Coquitlam	[illegible]	[illegible]	x	x	x	x	x	x
Port Moody	x	x	x	x	x	x	x	x
Richmond	x	[illegible]	x	x	x	[illegible]	[illegible]	x
Surrey - South	[illegible]	[illegible]	x	x	x	x	[illegible]	x
Surrey - Cloverdale	x	[illegible]	x	x	x	x	[illegible]	[illegible]
Surrey - North	[illegible]	x	x	x	x	x	[illegible]	[illegible]
Surrey - Guildford	x	x	x	x	x	x	[illegible]	[illegible]
Surrey - Whalley	x	x	x	x	x	x	[illegible]	x
Surrey Total	[illegible]	[illegible]	x	x	x	x	[illegible]	[illegible]
University Endowment Lands	x	x	x	x	x	[illegible]	x	x
Vancouver - West Side	x	x	x	x	x	x	x	x
Vancouver - Downtown	x	x	x	x	[illegible]	[illegible]	[illegible]	x
Vancouver - Eastside	x	x	x	x	x	x	x	x
Vancouver - False Creek	x	x	x	x	x	x	x	x
Vancouver - Grandview/Dis	x	x	x	x	x	x	[illegible]	x
Vancouver - Kerrisdale	x	x	x	x	x	x	[illegible]	x
Vancouver - Kitsilano	x	x	x	x	x	x	x	[illegible]
Vancouver - Southlands	x	x	x	x	[illegible]	x	[illegible]	[illegible]
Vancouver - Mt. Pleasant	x	x	x	x	x	x	x	x
Vancouver - South Grand	x	x	x	x	[illegible]	x	x	x
Vancouver - Westside	[illegible]	x	x	x	[illegible]	x	x	x
Vancouver Total	[illegible]	x	x	x	[illegible]	[illegible]	[illegible]	[illegible]
West Vancouver	x	x	x	x	x	x	x	x
White Rock	x	x	x	x	x	x	x	x
Rural Areas	x	x	x	x	x	x	x	x
Vancouver CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Source: CMHC (Starts and Completions Survey)

Starts (Single, Semi, Row): A single detached house with no adjoining dwelling or any other structure above ground. A semi-detached house is one of two dwellings attached side by side or back to back and not attached to any other dwelling or structure above ground. A row house is one of three or more dwellings attached side by side or back to back and not attached to any other dwelling or structure above ground. Apartment and Other: A dwelling unit in a building containing three or more dwellings. Freehold and Condominium: Dwellings built for the purpose of sale. Rental: Dwellings built for the purpose of rental. Starts: The beginning of construction work on a building, usually when the first concrete is poured or an equivalent stage. Absorbed: A unit is absorbed when a certain percentage of the unit has been sold. This percentage varies across markets. Absorbed Unit: A unit in a project that has been absorbed. Absorbed Value: The value of absorbed units. Unabsorbed Inventory: Number of units in projects that are under construction that have not been absorbed. Unabsorbed Value: The value of unabsorbed units. Unit: Unless otherwise specified, a unit refers to a self-contained dwelling unit. Value: Unless otherwise specified, value refers to the selling price of a unit. Apartment: A unit in a building containing three or more dwellings. Freehold: A unit in a project where the owner owns the land on which the unit is situated. Condominium: A unit in a project where the owner has a registered interest in the land on which the unit is situated. Rental: A unit in a project where the owner rents the unit to occupants. Absorbed Starts: Starts that have been absorbed. Unabsorbed Starts: Starts that have not been absorbed. Absorbed Completions: Completions that have been absorbed. Unabsorbed Completions: Completions that have not been absorbed. Absorbed Under Construction: Units under construction that have been absorbed. Unabsorbed Under Construction: Units under construction that have not been absorbed. Absorbed Completed Not Occupied: Completed units that have been absorbed but not occupied. Unabsorbed Completed Not Occupied: Completed units that have not been absorbed but not occupied. Absorbed Completed Not Occupied Value: The value of absorbed completed not occupied units. Unabsorbed Completed Not Occupied Value: The value of unabsorbed completed not occupied units. Absorbed Under Construction Value: The value of absorbed units under construction. Unabsorbed Under Construction Value: The value of unabsorbed units under construction. Absorbed Value: The value of absorbed units. Unabsorbed Value: The value of unabsorbed units. Absorbed Inventory: Number of units in projects that are under construction that have been absorbed. Unabsorbed Inventory: Number of units in projects that are under construction that have not been absorbed. Absorbed Inventory Value: The value of absorbed units in projects that are under construction. Unabsorbed Inventory Value: The value of unabsorbed units in projects that are under construction. Absorbed Completions: Completions that have been absorbed. Unabsorbed Completions: Completions that have not been absorbed. Absorbed Completions Value: The value of absorbed completions. Unabsorbed Completions Value: The value of unabsorbed completions. Absorbed Starts Value: The value of absorbed starts. Unabsorbed Starts Value: The value of unabsorbed starts. Absorbed Under Construction Value: The value of absorbed units under construction. Unabsorbed Under Construction Value: The value of unabsorbed units under construction. Absorbed Completed Not Occupied Value: The value of absorbed completed not occupied units. Unabsorbed Completed Not Occupied Value: The value of unabsorbed completed not occupied units. Absorbed Value: The value of absorbed units. Unabsorbed Value: The value of unabsorbed units. Absorbed Inventory Value: The value of absorbed units in projects that are under construction. Unabsorbed Inventory Value: The value of unabsorbed units in projects that are under construction

Table 2.4: Starts by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Anmore	1	0	0	0	0	0	1	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	17	9	0	0	10	5	27	14
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	1	0	0	1	1	2	2
Burnaby - Central Park	5	2	0	0	2	1	7	3
Burnaby - Remainder	31	5	0	0	16	1	47	6
Burnaby Total	54	17	0	0	29	10	83	25
Coquitlam	25	19	90	96	21	5	116	34
Delta - Tsawwassen	0	1	1	0	0	0	1	1
Delta - Ladner	2	2	0	0	1	1	3	3
Delta - North	2	3	0	0	2	3	4	6
Delta	4	12	1	0	3	4	8	16
Langley City	0	0	0	0	0	0	0	0
Langley District	27	24	58	92	8	12	93	128
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	37	28	57	14	1	1	95	43
New Westminster	4	2	0	0	189	0	193	2
North Vancouver City	9	3	225	113	9	0	243	116
North Vancouver DM	7	8	75	32	5	0	87	40
Pitt Meadows	1	2	0	8	0	0	1	10
Port Coquitlam	0	0	10	38	0	0	10	38
Port Moody	0	1	0	0	0	0	0	1
Richmond	30	17	0	361	7	5	37	383
Surrey - South	32	18	80	32	8	6	120	56
Surrey - Cloverdale	3	6	0	16	1	1	4	23
Surrey - North	25	30	23	0	12	21	60	51
Surrey - Guildford	2	1	0	0	1	1	3	2
Surrey - Whalley	13	8	0	0	8	6	21	14
Surrey Total	75	63	103	48	30	35	208	146
University Endowment Lands	0	1	0	77	0	0	0	78
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	40	99	266	0	306	99
Vancouver - Kitsilano	2	0	0	0	0	0	2	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	0	0	1	0	2	0
Vancouver - Kerrisdale	4	2	0	0	3	1	7	3
Vancouver - Marpole	6	3	0	0	0	1	6	4
Vancouver - Eastside	27	34	69	0	50	50	146	84
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	2	15	0	1	0	16	2
Vancouver - Westside	23	30	49	2	11	10	85	42
Vancouver Total	65	71	173	101	332	62	570	234
West Vancouver	15	16	0	0	0	0	15	16
White Rock	0	2	0	0	0	0	0	2
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	**355**	**294**	**777**	**894**	**634**	**134**	**1,761**	**1,312**

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit: "Ownership, Single" and the accessory suite as one unit "Rental, Apt. + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	1	0	0	0	0	0	1	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	17	9	0	0	10	5	27	14
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	1	0	0	1	1	2	2
Burnaby - Central Park	5	2	0	0	2	1	7	3
Burnaby - Remainder	31	3	0	0	16	3	47	6
Burnaby Total	54	15	0	0	29	10	83	25
Coquitlam	25	19	70	10	21	5	116	34
Delta - Tsawwassen	0	7	1	0	0	0	1	7
Delta - Ladner	2	2	0	0	1	1	3	3
Delta - North	2	3	0	0	2	3	4	6
Delta	4	12	1	0	3	4	8	16
Langley City	0	0	0	0	0	0	0	0
Langley District	27	24	58	92	8	12	93	128
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	37	28	57	14	1	1	95	43
New Westminster	4	2	0	0	189	0	193	2
North Vancouver City	9	3	225	113	9	0	243	116
North Vancouver DM	7	8	75	32	5	0	87	40
Pitt Meadows	1	2	0	8	0	0	1	10
Port Coquitlam	0	0	10	38	0	0	10	38
Port Moody	0	1	0	0	0	0	0	1
Richmond	30	17	0	361	7	5	37	383
Surrey - South	32	18	80	32	8	6	120	56
Surrey - Cloverdale	3	6	0	16	1	1	4	23
Surrey - North	25	30	23	0	12	21	60	51
Surrey - Guildford	2	1	0	0	1	1	3	2
Surrey - Whalley	13	8	0	0	8	6	21	14
Surrey Total	75	63	103	48	30	35	208	146
University Endowment Lands	0	1	0	77	0	0	0	78
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	40	99	266	0	306	99
Vancouver - Kitsilano	2	0	0	0	0	0	2	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	0	0	1	0	2	0
Vancouver - Kerrisdale	4	2	0	0	3	1	7	3
Vancouver - Marpole	6	3	0	0	0	1	6	4
Vancouver - Eastside	27	34	69	0	50	50	146	84
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	2	15	0	1	0	16	2
Vancouver - Westside	25	30	49	2	11	10	85	42
Vancouver Total	65	71	173	101	332	62	570	234
West Vancouver	15	16	0	0	0	0	15	16
White Rock	0	2	0	0	0	0	0	2
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	355	284	772	894	634	134	1,761	1,312

Source: CMHC (Starts and Completions Survey)

Effective January 2012, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	9	8	0	2	0	0	4	2	13	12	8.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	1	0	0	0	0	3	0	7	1	**
Burnaby - Central Park	4	0	2	2	0	0	3	0	9	2	**
Burnaby - Remainder	15	4	14	0	0	0	11	0	40	4	**
Burnaby Total	32	13	16	4	0	0	21	2	69	19	**
Coquitlam	7	7	2	0	0	15	5	6	14	28	-50.0
Delta - Tsawwassen	2	2	0	0	0	0	0	0	2	2	0.0
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	8	11	0	0	8	0	8	8	24	19	26.3
Delta	10	13	0	0	8	0	8	8	26	21	23.8
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	13	11	4	0	32	3	103	70	152	84	81.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	55	11	0	2	20	28	0	22	75	63	19.0
New Westminster	1	7	0	2	0	6	0	0	1	15	-93.3
North Vancouver City	5	1	0	0	0	0	3	1	8	2	**
North Vancouver DM	11	9	0	0	0	0	1	34	12	43	-72.1
Pitt Meadows	0	1	0	0	0	0	0	64	0	65	-100.0
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	52	16	0	0	14	0	515	92	581	108	**
Surrey - South	31	21	0	4	3	29	7	2	41	56	-26.8
Surrey - Cloverdale	4	5	0	0	7	15	4	1	15	21	-28.6
Surrey - North	38	29	0	2	35	32	82	19	155	82	89.0
Surrey - Guildford	1	1	0	0	22	0	1	0	24	1	**
Surrey - Whalley	12	9	0	0	0	0	8	107	20	116	-82.8
Surrey Total	86	65	0	6	67	76	102	129	255	276	-7.6
University Endowment Lands	2	0	0	0	0	0	77	0	79	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	289	0	289	0	n/a
Vancouver - Kitsilano	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	155	0	155	0	n/a
Vancouver - Granville/Oak	0	0	0	0	10	0	0	0	10	0	n/a
Vancouver - Kerrisdale	2	2	0	0	0	0	11	1	13	3	**
Vancouver - Marpole	11	3	0	2	0	0	11	1	22	6	**
Vancouver - Eastside	54	77	2	18	0	0	523	40	579	135	**
Vancouver - Mt. Pleasant	0	0	2	0	9	0	0	0	11	0	n/a
Vancouver - Strath/Grand	2	0	0	0	0	0	42	0	44	0	n/a
Vancouver - Westside	24	23	0	0	0	0	14	3	38	26	46.2
Vancouver Total	94	105	4	20	19	0	1,045	45	1,162	170	**
West Vancouver	10	6	0	0	0	0	0	0	10	6	66.7
White Rock	3	3	2	0	0	0	3	2	8	5	60.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	381	271	28	34	160	128	1,883	475	2,452	908	170.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	9	8	0	2	0	0	4	2	13	12	8.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	1	0	0	0	0	3	0	7	1	**
Burnaby - Central Park	4	0	2	2	0	0	3	0	9	2	**
Burnaby - Remainder	15	4	14	0	0	0	11	0	40	4	**
Burnaby Total	32	13	16	4	0	0	21	2	69	19	**
Coquitlam	7	7	2	0	0	15	5	6	14	28	-50.0
Delta - Tsawwassen	2	2	0	0	0	0	0	0	2	2	0.0
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	8	11	0	0	8	0	8	8	24	19	26.3
Delta	10	13	0	0	8	0	8	8	26	21	23.8
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	13	11	4	0	32	3	103	70	152	84	81.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	55	11	0	2	20	28	0	22	75	63	19.0
New Westminster	1	7	0	2	0	6	0	0	1	15	-93.3
North Vancouver City	5	1	0	0	0	0	3	1	8	2	**
North Vancouver DM	11	9	0	0	0	0	1	34	12	43	-72.1
Pitt Meadows	0	1	0	0	0	0	0	64	0	65	-100.0
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	52	16	0	0	14	0	515	92	581	108	**
Surrey - South	31	21	0	4	3	29	7	2	41	56	-26.8
Surrey - Cloverdale	4	5	0	0	7	15	4	1	15	21	-28.6
Surrey - North	38	29	0	2	35	32	82	19	155	82	89.0
Surrey - Guildford	1	1	0	0	22	0	1	0	24	1	**
Surrey - Whalley	12	9	0	0	0	0	8	107	20	116	-82.8
Surrey Total	86	65	0	6	67	76	102	129	255	276	-7.6
University Endowment Lands	2	0	0	0	0	0	77	0	79	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	289	0	289	0	n/a
Vancouver - Kitsilano	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	155	0	155	0	n/a
Vancouver - Granville/Oak	0	0	0	0	10	0	0	0	10	0	n/a
Vancouver - Kerrisdale	2	2	0	0	0	0	11	1	13	3	**
Vancouver - Marpole	11	3	0	2	0	0	11	1	22	6	**
Vancouver - Eastside	54	77	2	18	0	0	523	40	579	135	**
Vancouver - Mt. Pleasant	0	0	2	0	9	0	0	0	11	0	n/a
Vancouver - Strath/Grand	2	0	0	0	0	0	42	0	44	0	n/a
Vancouver - Westside	24	23	0	0	0	0	14	3	38	26	46.2
Vancouver Total	94	105	4	20	19	0	1,045	45	1,162	170	**
West Vancouver	10	6	0	0	0	0	0	0	10	6	66.7
White Rock	3	3	2	0	0	0	3	2	8	5	60.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	381	271	28	34	160	128	1,883	475	2,452	908	170.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	4	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	3	0
Burnaby - Central Park	0	0	0	0	0	0	3	0
Burnaby - Remainder	0	0	0	0	0	0	11	0
Burnaby Total	0	0	0	0	0	0	21	2
Coquitlam	0	15	0	0	0	0	5	6
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	8	0	0	0	0	0	8	8
Delta	8	0	0	0	0	0	8	8
Langley City	0	0	0	0	0	0	0	0
Langley District	32	3	0	0	100	65	3	5
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	20	28	0	0	0	22	0	0
New Westminster	0	6	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	3	1
North Vancouver DM	0	0	0	0	0	30	1	4
Pitt Meadows	0	0	0	0	0	64	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	14	0	0	0	513	84	2	8
Surrey - South	3	29	0	0	0	0	7	2
Surrey - Cloverdale	7	15	0	0	0	0	4	1
Surrey - North	35	32	0	0	56	0	26	19
Surrey - Guildford	22	0	0	0	0	0	1	0
Surrey - Whalley	0	0	0	0	0	103	8	4
Surrey Total	67	76	0	0	56	103	46	26
University Endowment Lands	0	0	0	0	77	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	97	0	192	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	155	0	0	0
Vancouver - Granville/Oak	10	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	10	0	1	1
Vancouver - Marpole	0	0	0	0	8	0	3	1
Vancouver - Eastside	0	0	0	0	503	0	20	40
Vancouver - Mt. Pleasant	9	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	42	0
Vancouver - Westside	0	0	0	0	12	0	2	3
Vancouver Total	19	0	0	0	785	0	260	45
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	3	2
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	160	128	0	0	1,531	368	352	107

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	4	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	3	0
Burnaby - Central Park	0	0	0	0	0	0	3	0
Burnaby - Remainder	0	0	0	0	0	0	11	0
Burnaby Total	0	0	0	0	0	0	21	2
Coquitlam	0	15	0	0	0	0	5	6
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	8	0	0	0	0	0	8	8
Delta	8	0	0	0	0	0	8	8
Langley City	0	0	0	0	0	0	0	0
Langley District	32	3	0	0	100	65	3	5
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	20	28	0	0	0	22	0	0
New Westminster	0	6	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	3	1
North Vancouver DM	0	0	0	0	0	30	1	4
Pitt Meadows	0	0	0	0	0	64	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	14	0	0	0	513	84	2	8
Surrey - South	3	29	0	0	0	0	7	2
Surrey - Cloverdale	7	15	0	0	0	0	4	1
Surrey - North	35	32	0	0	56	0	26	19
Surrey - Guildford	22	0	0	0	0	0	1	0
Surrey - Whalley	0	0	0	0	0	103	8	4
Surrey Total	67	76	0	0	56	103	46	26
University Endowment Lands	0	0	0	0	77	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	97	0	192	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	155	0	0	0
Vancouver - Granville/Oak	10	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	10	0	1	1
Vancouver - Marpole	0	0	0	0	8	0	3	1
Vancouver - Eastside	0	0	0	0	503	0	20	40
Vancouver - Mt. Pleasant	9	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	42	0
Vancouver - Westside	0	0	0	0	12	0	2	3
Vancouver Total	19	0	0	0	785	0	260	45
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	3	2
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	160	128	0	0	1,531	368	352	107

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	3	0	0	0	0	0	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	9	10	0	0	4	2	13	12
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	1	0	0	3	0	7	1
Burnaby - Central Park	6	2	0	0	3	0	9	2
Burnaby - Remainder	29	4	0	0	11	0	40	4
Burnaby Total	48	17	0	0	21	2	69	19
Coquitlam	9	7	0	15	5	6	14	28
Delta - Tsawwassen	2	2	0	0	0	0	2	2
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	8	11	8	0	8	8	24	19
Delta	10	13	8	0	8	8	26	21
Langley City	0	0	0	0	0	0	0	0
Langley District	12	11	137	68	3	5	152	84
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	55	10	20	52	0	1	75	63
New Westminster	1	7	0	8	0	0	1	15
North Vancouver City	5	1	0	0	3	1	8	2
North Vancouver DM	11	9	0	30	1	4	12	43
Pitt Meadows	0	1	0	64	0	0	0	65
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	52	16	527	84	2	8	581	108
Surrey - South	31	19	3	35	7	2	41	56
Surrey - Cloverdale	4	3	7	15	4	3	15	21
Surrey - North	38	31	91	32	26	19	155	82
Surrey - Guildford	1	1	22	0	1	0	24	1
Surrey - Whalley	12	9	0	103	8	4	20	116
Surrey Total	86	63	123	185	46	28	255	276
University Endowment Lands	2	0	77	0	0	0	79	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	97	0	192	0	289	0
Vancouver - Kitsilano	1	0	0	0	0	0	1	0
Vancouver - False Creek	0	0	155	0	0	0	155	0
Vancouver - Granville/Oak	0	0	10	0	0	0	10	0
Vancouver - Kerrisdale	2	2	10	0	1	1	13	3
Vancouver - Marpole	9	5	8	0	5	1	22	6
Vancouver - Eastside	28	66	503	0	48	69	579	135
Vancouver - Mt. Pleasant	2	0	9	0	0	0	11	0
Vancouver - Strath/Grand	2	0	0	0	42	0	44	0
Vancouver - Westside	16	19	12	0	10	7	38	26
Vancouver Total	60	92	804	0	298	78	1,162	170
West Vancouver	10	6	0	0	0	0	10	6
White Rock	5	3	0	0	3	2	8	5
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	366	259	1,696	506	390	143	2,452	908

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Belcarra													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Bowen Island													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Burnaby													
January 2016	0	0.0	0	0.0	7	25.0	20	71.4	1	3.6	28	1,672,500	1,772,661
January 2015	0	0.0	3	17.6	9	52.9	5	29.4	0	0.0	17	1,320,000	1,280,334
Year-to-date 2016	0	0.0	0	0.0	7	25.0	20	71.4	1	3.6	28	1,672,500	1,772,661
Year-to-date 2015	0	0.0	3	17.6	9	52.9	5	29.4	0	0.0	17	1,320,000	1,280,334
Coquitlam													
January 2016	1	6.7	4	26.7	10	66.7	0	0.0	0	0.0	15	1,080,000	1,052,565
January 2015	0	0.0	3	33.3	3	33.3	3	33.3	0	0.0	9	-	1,272,445
Year-to-date 2016	1	6.7	4	26.7	10	66.7	0	0.0	0	0.0	15	1,080,000	1,052,565
Year-to-date 2015	0	0.0	3	33.3	3	33.3	3	33.3	0	0.0	9	-	1,272,445
Delta													
January 2016	0	0.0	0	0.0	7	70.0	3	30.0	0	0.0	10	1,472,500	1,396,770
January 2015	0	0.0	6	54.5	4	36.4	1	9.1	0	0.0	11	950,000	1,195,091
Year-to-date 2016	0	0.0	0	0.0	7	70.0	3	30.0	0	0.0	10	1,472,500	1,396,770
Year-to-date 2015	0	0.0	6	54.5	4	36.4	1	9.1	0	0.0	11	950,000	1,195,091
Langley City													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Langley District													
January 2016	6	40.0	7	46.7	1	6.7	0	0.0	1	6.7	15	790,000	912,194
January 2015	13	68.4	1	5.3	1	5.3	3	15.8	1	5.3	19	715,000	1,028,248
Year-to-date 2016	6	40.0	7	46.7	1	6.7	0	0.0	1	6.7	15	790,000	912,194
Year-to-date 2015	13	68.4	1	5.3	1	5.3	3	15.8	1	5.3	19	715,000	1,028,248

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Maple Ridge													
January 2016	57	82.6	8	11.6	4	5.8	0	0.0	0	0.0	69	620,000	654,424
January 2015	12	100.0	0	0.0	0	0.0	0	0.0	0	0.0	12	585,000	585,708
Year-to-date 2016	57	82.6	8	11.6	4	5.8	0	0.0	0	0.0	69	620,000	654,424
Year-to-date 2015	12	100.0	0	0.0	0	0.0	0	0.0	0	0.0	12	585,000	585,708
New Westminster													
January 2016	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
January 2015	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	-	777,617
Year-to-date 2016	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Year-to-date 2015	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	-	777,617
North Vancouver City													
January 2016	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	-	1,454,200
January 2015	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	-	1,688,400
Year-to-date 2016	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	-	1,454,200
Year-to-date 2015	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	-	1,688,400
North Vancouver DM													
January 2016	0	0.0	0	0.0	2	11.1	11	61.1	5	27.8	18	1,982,500	2,125,915
January 2015	0	0.0	0	0.0	6	54.5	4	36.4	1	9.1	11	1,400,000	1,724,314
Year-to-date 2016	0	0.0	0	0.0	2	11.1	11	61.1	5	27.8	18	1,982,500	2,125,915
Year-to-date 2015	0	0.0	0	0.0	6	54.5	4	36.4	1	9.1	11	1,400,000	1,724,314
Pitt Meadows													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Port Coquitlam													
January 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
January 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Port Moody													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Richmond													
January 2016	0	0.0	0	0.0	6	10.7	31	55.4	19	33.9	56	2,195,000	2,232,792
January 2015	0	0.0	1	9.1	5	45.5	3	27.3	2	18.2	11	1,470,000	1,645,835
Year-to-date 2016	0	0.0	0	0.0	6	10.7	31	55.4	19	33.9	56	2,195,000	2,232,792
Year-to-date 2015	0	0.0	1	9.1	5	45.5	3	27.3	2	18.2	11	1,470,000	1,645,835

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
January 2016	18	19.1	37	39.4	23	24.5	12	12.8	4	4.3	94	935,000	1,135,712
January 2015	35	41.2	27	31.8	13	15.3	8	9.4	2	2.4	85	815,000	975,164
Year-to-date 2016	18	19.1	37	39.4	23	24.5	12	12.8	4	4.3	94	935,000	1,135,712
Year-to-date 2015	35	41.2	27	31.8	13	15.3	8	9.4	2	2.4	85	815,000	975,164
University Endowment Lands													
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Vancouver City													
January 2016	0	0.0	0	0.0	13	18.6	19	27.1	38	54.3	70	2,600,000	2,724,580
January 2015	0	0.0	0	0.0	9	12.5	31	43.1	32	44.4	72	2,225,000	2,340,033
Year-to-date 2016	0	0.0	0	0.0	13	18.6	19	27.1	38	54.3	70	2,600,000	2,724,580
Year-to-date 2015	0	0.0	0	0.0	9	12.5	31	43.1	32	44.4	72	2,225,000	2,340,033
West Vancouver													
January 2016	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	4,050,000	4,381,385
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	3,816,429
Year-to-date 2016	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	4,050,000	4,381,385
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	3,816,429
White Rock													
January 2016	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	-	-
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
First Nations													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Vancouver CMA													
January 2016	82	20.4	58	14.4	77	19.2	104	25.9	81	20.1	402	1,402,500	1,694,443
January 2015	63	23.4	46	17.1	53	19.7	61	22.7	46	17.1	269	1,285,000	1,512,757
Year-to-date 2016	82	20.4	58	14.4	77	19.2	104	25.9	81	20.1	402	1,402,500	1,694,443
Year-to-date 2015	63	23.4	46	17.1	53	19.7	61	22.7	46	17.1	269	1,285,000	1,512,757

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2016

Submarket	Jan 2016	Jan 2015	% Change	YTD 2016	YTD 2015	% Change
Anmore	-	-	n/a	-	-	n/a
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	-	-	n/a	-	-	n/a
Burnaby	1,772,661	1,280,334	38.5	1,772,661	1,280,334	38.5
Coquitlam	1,052,565	1,272,445	-17.3	1,052,565	1,272,445	-17.3
Delta	1,396,770	1,195,091	16.9	1,396,770	1,195,091	16.9
Langley City	-	-	n/a	-	-	n/a
Langley District	912,194	1,028,248	-11.3	912,194	1,028,248	-11.3
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	654,424	585,708	11.7	654,424	585,708	11.7
New Westminster	-	777,617	n/a	-	777,617	n/a
North Vancouver City	1,454,200	1,688,400	-13.9	1,454,200	1,688,400	-13.9
North Vancouver DM	2,125,915	1,724,314	23.3	2,125,915	1,724,314	23.3
Pitt Meadows	-	-	n/a	-	-	n/a
Port Coquitlam	-	-	n/a	-	-	n/a
Port Moody	-	-	n/a	-	-	n/a
Richmond	3,232,792	1,645,835	35.7	3,232,792	1,645,835	35.7
Surrey	1,135,712	975,164	16.5	1,135,712	975,164	16.5
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	2,734,580	2,340,033	16.4	2,734,580	2,340,033	16.4
West Vancouver	4,381,385	3,816,429	14.8	4,381,385	3,816,429	14.8
White Rock	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Vancouver CMA	1,694,643	1,512,757	12.0	1,694,643	1,512,757	12.0

Source: CMHC (Market Absorption Survey)

Table 1: MLS® Residential Activity for Greater Vancouver
January 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	1,968	0.0	2,042	4,857	4,714	60.6	837,234	1.8	808,333
	February	2,438	30.9	2,276	5,366	5,099	68.2	879,869	3.8	840,312
	March	4,132	53.2	3,451	6,168	5,833	68.2	891,602	11.3	869,062
	April	4,254	57.7	3,682	6,041	6,781	77.1	899,178	13.2	889,460
	May	4,145	28.6	3,519	5,768	6,861	73.4	935,751	11.2	885,340
	June	4,444	28.7	3,543	5,999	6,915	73.1	953,226	12.8	926,432
	July	4,038	29.8	3,581	5,274	6,592	71.7	866,772	7.7	898,295
	August	3,851	21.7	3,642	4,382	6,966	73.3	908,240	13.2	918,799
	September	3,423	15.4	3,328	4,912	6,631	76.2	857,312	2.4	862,613
	October	3,714	19.3	3,825	6,262	6,801	79.9	947,334	12.6	950,336
	November	3,603	48.4	4,087	5,533	5,551	81.2	930,602	16.1	971,360
	December	2,905	33.7	4,179	3,873	5,869	81.5	898,976	19.7	1,008,798
2016	January	2,574	30.8	4,335	6,570	6,750	91.2	1,080,179	30.9	1,056,934
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	9,488	20.9		16,834			875,897	6.3	
	Q1 2016	N/A			N/A			N/A		
	YTD 2015	1,968	0.0		4,857			837,234	1.8	
	YTD 2016	2,574	30.8		6,570			1,080,179	30.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1] Source: CREA
[2] Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
January 2016

		Interest Rates			NHPI, Total, Vancouver CMA (2007=100)	CPI, (2002=100)	Vancouver Labour Market			
		5 & I Rate ($/400,000)	Mortgage Rates (%)				Employment ('000)	Unemployment Rate (%)	Participation Rate (%)	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	February	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	March	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	April	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	May	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	June	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	July	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	August	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	September	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	October	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	November	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	December	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2016	January	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

'5 & I' means Principal and Interest, assumes $100,000 mortgage amortized over 25 years using semi-annual compounded rates
'NHPI' means New Housing Price Index
'CPI' means Consumer Price Index
'CMA' means Census Metropolitan Area

Source: CREA, obtained from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in Web reports

1 Housing Starts, 2009 and Trends

1.1 Housing Activity Summary of CMA

2 Starts by Submarket and by Dwelling Type – Current Month or Quarter

2.1 Starts by Submarket and by Dwelling Type – Year-to-Date

3 Completions by Submarket and by Dwelling Type – Current Month or Quarter

3.1 Completions by Submarket and by Dwelling Type – Year-to-Date

4 Absorbed Single-Detached Units by Price Range

5 MLS® Residential Activity

6 Economic Indicators

Available in RESCON Reports

1.2 Housing Activity Summary by Submarket

1.3 History of Housing Activity (units x year)

2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter

2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date

2.4 Starts by Submarket and by Intended Market – Current Month or Quarter

2.5 Starts by Submarket and by Intended Market – Year-to-Date

3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter

3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date

3.4 Completions by Submarket and by Intended Market – Current Month or Quarter

3.5 Completions by Submarket and by Intended Market – Year-to-Date

4.1 Average Price of Absorbed Single-Detached Units

SYMBOLS

n/a Not applicable

r Trends may not add up due to co-operative and unknown market types

** Percent change > 200%

.. NR

... Amount not stated or not requested

(p) Monthly figures are adjusted to remove seasonal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2016	21	0	0	0	8	111	1	2	143
January 2015	7	0	0	0	0	0	3	1	11
% Change	200.0	n/a	n/a	n/a	n/a	n/a	-66.7	100.0	∞
Year-to-date 2016	21	0	0	0	8	111	1	2	143
Year-to-date 2015	7	0	0	0	0	0	3	1	11
% Change	200.0	n/a	n/a	n/a	n/a	n/a	-66.7	100.0	∞
UNDER CONSTRUCTION									
January 2016	307	0	0	4	153	338	16	68	886
January 2015	180	0	0	0	82	279	20	32	593
% Change	70.6	n/a	n/a	n/a	86.6	21.1	-20.0	112.5	49.4
COMPLETIONS									
January 2016	23	0	0	0	0	0	0	7	30
January 2015	0	0	0	0	0	0	0	4	4
% Change	∞	n/a	n/a	n/a	n/a	n/a	n/a	∞	∞
Year-to-date 2016	23	0	0	0	0	0	0	7	30
Year-to-date 2015	0	0	0	0	0	0	0	4	4
% Change	∞	n/a	n/a	n/a	n/a	n/a	n/a	∞	∞
COMPLETED & NOT ABSORBED									
January 2016	68	0	0	0	23	91	n/a	n/a	123
January 2015	68	0	0	0	39	16	n/a	n/a	103
% Change	-0.5	n/a	n/a	n/a	-41.0	∞	n/a	n/a	19.4
ABSORBED									
January 2016	27	0	0	0	3	0	n/a	n/a	30
January 2015	3	0	0	0	1	0	n/a	n/a	4
% Change	∞	n/a	n/a	n/a	200.0	n/a	n/a	n/a	∞
Year-to-date 2016	27	0	0	0	3	0	n/a	n/a	30
Year-to-date 2015	3	0	0	0	1	0	n/a	n/a	4
% Change	∞	n/a	n/a	n/a	200.0	n/a	n/a	n/a	∞

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are twin-ded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
January 2016	15	0	0	0	8	111	1	1	136
January 2015	5	0	0	0	0	0	2	1	8
Mission DM									
January 2016	6	0	0	0	0	0	0	1	7
January 2015	2	0	0	0	0	0	1	0	3
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
January 2016	21	0	0	0	8	111	1	2	143
January 2015	7	0	0	0	0	0	3	1	11
UNDER CONSTRUCTION									
Abbotsford City									
January 2016	241	0	0	4	153	338	13	66	815
January 2015	101	0	0	0	82	279	10	32	504
Mission DM									
January 2016	66	0	0	0	0	0	3	2	71
January 2015	79	0	0	0	0	0	10	0	89
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
January 2016	307	0	0	4	153	338	16	68	886
January 2015	180	0	0	0	82	279	20	32	593
COMPLETIONS									
Abbotsford City									
January 2016	23	0	0	0	0	0	0	7	30
January 2015	3	0	0	0	0	0	0	1	4
Mission DM									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
January 2016	23	0	0	0	0	0	0	7	30
January 2015	3	0	0	0	0	0	0	1	4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
January 2016	12	0	0	0	23	81	n/a	n/a	116
January 2015	24	0	0	0	39	16	n/a	n/a	79
Mission DM									
January 2016	6	1	0	0	0	0	n/a	n/a	7
January 2015	24	0	0	0	0	0	n/a	n/a	24
First Nations									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
January 2016	18	1	0	0	23	81	n/a	n/a	123
January 2015	48	0	0	0	39	16	n/a	n/a	103
ABSORBED									
Abbotsford City									
January 2016	22	0	0	0	3	0	n/a	n/a	25
January 2015	3	0	0	0	1	0	n/a	n/a	4
Mission DM									
January 2016	5	0	0	0	0	0	n/a	n/a	5
January 2015	0	0	0	0	0	0	n/a	n/a	0
First Nations									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
January 2016	27	0	0	0	3	0	n/a	n/a	30
January 2015	3	0	0	0	1	0	n/a	n/a	4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Abbotsford City	16	7	0	0	8	0	112	1	136	8	**
Mission DM	6	3	0	0	0	0	1	0	7	3	133.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	22	10	0	0	8	0	113	1	143	11	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	16	7	0	0	8	0	112	1	136	8	**
Mission DM	6	3	0	0	0	0	1	0	7	3	133.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	22	10	0	0	8	0	113	1	143	11	**

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Abbotsford City	8	0	0	0	111	0	1	1
Mission DM	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	8	0	0	0	111	0	2	1

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	8	0	0	0	111	0	1	1
Mission DM	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	8	0	0	0	111	0	2	1

Table 2.4: Starts by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Abbotsford City	15	5	119	0	2	3	136	8
Mission DM	6	2	0	0	1	1	7	3
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	21	7	119	0	3	4	143	11

Table 2.5: Starts by Submarket and by Intended Market
January - January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	15	5	119	0	2	3	136	8
Mission DM	6	2	0	0	1	1	7	3
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	21	7	119	0	3	4	143	11

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Abbotsford City	23	3	0	0	0	0	7	1	30	4	**
Mission DM	0	0	0	0	0	0	0	0	0	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	23	3	0	0	0	0	7	1	30	4	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	23	3	0	0	0	0	7	1	30	4	**
Mission DM	0	0	0	0	0	0	0	0	0	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	23	3	0	0	0	0	7	1	30	4	**

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Abbotsford City	0	0	0	0	0	0	7	1
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	0	0	7	1

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	0	0	0	0	0	0	7	1
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	0	0	0	0	0	0	7	1

Table 3.4: Completions by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total[1]	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Abbotsford City	23	3	0	0	7	1	30	4
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	23	3	0	0	7	1	30	4

Table 3.5: Completions by Submarket and by Intended Market
January - January 2016

Submarket	Freehold		Condominium		Rental		Total[1]	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	23	3	0	0	7	1	30	4
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	23	3	0	0	7	1	30	4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
January 2016	1	4.5	6	27.3	9	40.9	4	18.2	2	9.1	22	-	610,090
January 2015	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	1	4.5	6	27.3	9	40.9	4	18.2	2	9.1	22	-	610,090
Year-to-date 2015	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Mission DM													
January 2016	1	20.0	2	40.0	2	40.0	0	0.0	0	0.0	5	-	529,694
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	20.0	2	40.0	2	40.0	0	0.0	0	0.0	5	-	529,694
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
First Nations													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
January 2016	2	7.4	8	29.6	11	40.7	4	14.8	2	7.4	27	560,000	595,202
January 2015	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	2	7.4	8	29.6	11	40.7	4	14.8	2	7.4	27	560,000	595,202
Year-to-date 2015	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units January 2016						
Submarket	Jan 2016	Jan 2015	% Change	YTD 2016	YTD 2015	% Change
Abbotsford City	610,090	-	n/a	610,090	-	n/a
Mission DM	529,694	-	n/a	529,694	-	n/a
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	$595,202	-	n/a	$595,202	-	n/a

Source: CMHC (Market Absorption Survey)

Table 1: MLS® Residential Activity for Fraser Valley
January 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[1] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	803	10.0	1,350	2,327	2,300	58.0	524,068	6.6	541,753
	February	1,262	20.9	1,409	2,348	2,279	61.8	551,811	5.2	540,526
	March	1,718	45.4	1,533	2,793	2,280	67.2	558,457	10.4	552,415
	April	1,928	38.1	1,548	2,921	2,337	66.2	555,793	10.2	548,069
	May	1,884	21.9	1,608	2,715	2,220	72.4	574,557	7.2	556,725
	June	2,283	42.9	1,664	2,987	2,309	69.7	572,888	10.9	561,460
	July	2,089	36.9	1,709	2,548	2,296	74.4	571,739	13.5	571,267
	August	1,639	33.1	1,681	2,213	2,363	71.1	580,224	9.7	580,195
	September	1,623	20.8	1,690	2,251	2,052	82.4	577,192	10.9	582,720
	October	1,665	21.0	1,784	1,950	2,262	78.9	610,642	15.6	612,835
	November	1,692	60.7	2,039	1,669	2,409	84.6	603,045	16.2	630,487
	December	1,450	48.1	2,055	1,132	2,672	76.9	629,978	20.3	641,991
2016	January	1,268	58.1	2,238	2,266	2,317	96.6	668,336	27.5	688,281
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	3,802	28.1		7,468			548,997	7.9	
	Q1 2016	N/A			N/A			N/A		
	YTD 2015	803	10.0		2,327			524,068	6.6	
	YTD 2016	1,268	58.1		2,266			668,336	27.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Notes: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission.

Table 6: Economic Indicators
January 2016

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I For $100,000	Mortgage Rates (%)				Employment SA ('000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.19	4.79	94.4	118.0	88	5.9	64.6	846
	February	567	2.89	4.79	94.6	118.9	89	5.6	65.5	850
	March	567	2.89	4.79	94.8	119.8	91	5.7	66.7	854
	April	561	2.89	4.64	94.9	119.6	92	5.8	67.6	867
	May	561	2.89	4.64	94.9	120.6	93	5.6	68.0	866
	June	561	2.89	4.64	95.1	120.7	93	5.5	68.0	870
	July	561	2.89	4.64	95.4	120.8	92	5.5	67.6	870
	August	561	2.89	4.64	95.5	121.0	91	5.8	66.7	875
	September	561	2.89	4.64	95.8	121.0	90	6.1	64.2	862
	October	561	2.89	4.64	96.1	120.6	90	6.9	66.4	866
	November	561	3.19	4.64	96.5	120.8	93	7.2	66.6	823
	December	561	3.19	4.64	96.7	120.6	93	7.6	67.0	817
2016	January	561	3.19	4.64		120.7	93	7.3	66.7	820
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached an stage in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as summer cottages, hunting and ski cabins, trailers and boat houses, and hostel accommodations, such as hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure, including link homes, where two units may share a common basement wall but are separated above grade. Also includes mobile single dwellings.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side by side or a dwelling adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and the outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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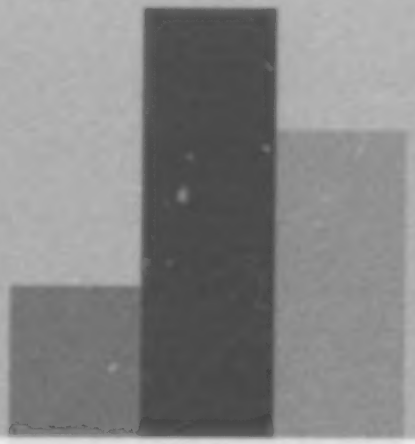

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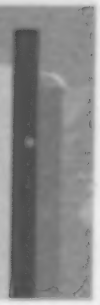

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